

From: [B.J. Johnson-Wiberg](#)
To: [Legislative Services Shared](#)
Cc: [Logan Cox](#)
Subject: [EXTERNAL] - Willow Ranch
Date: September 7, 2021 6:40:37 PM

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To whom it may concern:

Unfortunately, I'm afraid Willow Ranch will be an ecological disaster for the area!!

What more do you need to know!

Regards

B.J. and Les Wiberg

#93 Hillcrest Estates

Sent from my iPhone

From: [Barb Ferguson](#)
To: [Legislative Services Shared](#)
Subject: [EXTERNAL] - Opposition letter to application PL20210057 willow ranch
Date: September 7, 2021 10:23:36 AM

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My neighbours Herb and Helen Coburn said it best so I am repeating some of their words. Our biggest concern by far is water and drainage.

We have three concerns regarding this development. The first and most important to us is the redesignation of municipal reserve to country residential. The creek and its ravine are an integral part of the terrain housing much local flora and fauna which would be lost should this development proceed as planned. Ensuring a setback that would allow this natural area to continue to flourish would make this project much more palatable. Second is the question of drainage. The County of Rockyview spent a long time developing a comprehensive drainage plan for all of Springbank. We do not see how the proposed solutions to the drainage problems this proposal will encounter are adequately addressed. More in-depth attention needs to be paid to this concern. Thirdly but certainly not any less important issue your the use of septic mounds compared to a septic field. We have been residents of Springbank since 2005. Our septic system and field have worked admirably well as we are on the top of the local rise in geography. However, several of our new neighbors whose houses are situated lower than ours have had septic issues over the span we have lived here. We question what the percolation test results are for the development and whether they meet county guidelines for subdivision. In closing, we are not against this development. Rather, we want to ensure that it continues to keep Springbank the beautiful place it is.

Barb and Keith Ferguson
27 Hillcrest Estates

From: [Brenda Spilker](#)
To: [Logan Cox](#); [Legislative Services Shared](#)
Cc: [Division 2](#); [Kim McKylor](#); [Melissa Ferris](#); ayurkowski@rockview.ca
Subject: [EXTERNAL] - Applications PL20210057 & PL20210058 Willow Ranch
Date: September 7, 2021 8:47:25 PM
Attachments: [Response to Rocky View - Willow Ranch Sept 8, 2021.pdf](#)

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Date: September 7, 2021

From: Mark and Brenda Spilker, Lot 12 Westview Estates.
Street Address: 39 Westview Estates, Calgary T3Z 2S8

To: Legislative Services, MD of Rockyview.
legislativeservices@rockyview.ca

Logan Cox at LCox@rockyview.ca
Planning & Development Services Department
County of Rocky View

Cc: Division 2 Council Rep: Kim MyKylor - KMckylor@rockyview.ca

Capital Project Coordinators: Melissa Ferris & Angie Yurkkowski
mferris@rockyview.ca ayurkowski@rockyview.ca

Re: Application Numbers PL20210057 (re-designation) and
PL20210058 (Conceptual Scheme). Plan 811 1225, Blocks 1
and 2; Ptn SE 21-24-03 W5M

This letter is in response to the Council's September 21 Agenda Item referring to two Applications brought forward by Willow Ranch Development which asks for approval of both of the above noted Applications.

We understand that some of our concerns regarding the impact of this development on our subdivision may have led to conversations between the developer and the County. However, we do not know what the outcomes of these conversations have been. Further, we have had no contact from RockyView regarding the our ongoing and long standing concerns with respect to Area drainage in an around all developments adjoining Westview Estates, now or in the future.

With respect to the above referenced Applications, we wish to advise that we strongly oppose these changes at this time on the basis of the following:

- 1. Lack of a Rocky View Drainage Plan for this low lying area of Springbank**
 - specifically how rezoning and subdivision development applications would impact the already problematic drainage in this area. Willow Ranch Applications (Re-designation and Conceptual Scheme) do not address the impact on the community of Westview Estates or on the area drainage system overall.
 - Lack of clear accountability and commitments to address these issues and concerns prior to Approval.
 - Concerns with septic system drainage and surface water drainage as part of these Applications and in the context of area drainage.

- Advisability of an appropriation of land or a covenant on title of agricultural land to the west of both Willow Ranch and Westview Estates which would presumably go a long way to alleviate or otherwise address the concerns.

2. No clear traffic management plan for Range Road 33.

- Impact of increased traffic on Range Road 33 caused by the addition of Willow Ranch and the future buildout of the Weber Academy Property to the East of Westview both of which add significant resident and visitor traffic on Range Road 33. The Weber Academy development is also expected to lead to 'flow through' traffic coming west from Lower Springbank Road onto Range Road 33 en route to Highway 1.
- No consideration appears to have been given to other potential future subdivisions or property developments along Range Road 33 or lands adjoining it which will significantly impact safety.
- traffic volume and pedestrian safety on Range Road 33 which is a narrow road with sub par walking shoulders and a narrow bridge over Springbank Creek just north of the proposed entrance to Willow Ranch. All

1. Lack of Rocky View Drainage Plan for this area

In the past 10 years, Westview Estates has encountered serious issues whereby neighbouring communities and cultivated lands are draining into the Westview Estates lots. Aerial photos and topographic maps illustrate these issues and underscore the need for a broad drainage plan for this area.

Rocky View has been aware of these issues since 2019, if not before, and numerous detailed technical studies have been undertaken recently by the residents of Westview Estates (at our own expense) which underscore the need for an Area Drainage Plan. These studies have been shared with the County of Rocky View.

The addition of 12+ homes on the proposed 2 acre lots (as part of the Applications) to the north of Westview only increases the need for a robust Drainage Plan in this area. The difference in elevation between the proposed development and Westview Estates is minimal meaning that drainage issues north of Westview will impact (negatively) the current drainage issues at Westview.

In addition, water is moving underground as well as on the surface, creating a higher water table during spring rain and snow melt events. A new subdivision with weak drainage will add to this issue, year round.

1a. Impact on displaced wetlands on Westview Estates

By agreeing to the Applications (Re-designation & Conceptual Scheme), Rocky View would be approving Applications which have unknown impact on the 'wetlands'.

This is especially critical when it is taken into account that the 'footprint' of houses, outbuildings and any paved/concreted surface as well as surface and sewage drainage would have an unquantified impact on the current Wetlands, creation of new Wetlands, and/or substantial growth in the surface area of current Wetlands, especially during peak snow melt or rainy seasons.

Some of these wetlands could encroach on adjacent lots in Westview Estates, many of which have lower elevations.

1b. Surface Water Drainage & Potential Risk

The lots on Westview Estates depend on the drainage to Springbank Creek for all surface water drainage, including sump pumps. The approval of a similar sized subdivision to our north potentially aggravates our circumstances especially in the lack of a Rocky View Drainage Plan for this area.

As we understand it, Rocky View is accountable for all maintenance and servicing of the drainage ditches in our subdivision. However, the ditches have not been maintained by Rocky View since 1988 (although the culverts were 'blown out in 2019), and depend on Westview Residents to keep them mowed.

Currently, there is poor egress of ground water from Westview Estates.

a) Westview West : As discussed above, the water is trapped in a low area that grows by the year and has no access to Springbank Creek. It encroaches on several lots and water increases with runoff from neighbouring properties. This may result in residents, designated to divert water to the west, to divert sump water to the east bound ditches, which were not built to handle the additional demand.

In addition, water is draining from nearby developments and cultivated lands into Westview Estates adding to the volumes that are trapped.

The Applications in question do not address the impact on Westview Estates drainage issues and may present more barriers preventing water ultimately reaching Springbank Creek. Rocky View has yet to address this drainage challenge and MUST do so before any land redesignations are approved.

Again, considerable technical data has been acquired by the residents of Westview Estates (at our own expense) and has been shared with Rocky View.

b). Westview East: ground water can only go in the swale/ditch which does not flow to Range Road 33 as intended. Over time, the ditch bottom has been

raised by over 1 foot by debris and plant growth. Water becomes trapped between culverts. In the event of major rain and snow melts, the drainage water reaches Range Road 33, but backs up both to the south and to the north along Range Road 33, due to topography to the south (water having to go uphill to the south with no culvert to divert water towards Springbank Creek) and also to the north side due to the considerable build up of plant material in all the ditches which prevents proper flow of the ditches to Springbank Creek.

1c. Accountability

The developer can make many promises in the Application that all concerns will be addressed. But what holds them to these commitments? And what specifically would they be accountable for? And what is the impact on our drainage concerns for Westview Estates?

And what is Rocky Views role and accountability? What part, specifically, does Rocky View play in ensuring the design, efficacy and ongoing effectiveness of an area drainage plan, sewage drainage plan, wetland preservation plan on land use proposals or conceptual schemes which have impact on these plans? Does Rocky View abdicate to the Developer?

1d. Septic Field Drainage

Whether above ground, or in-ground septic fields, the concern is for the increased drainage volumes created by 12 more lots (as proposed by these Applications). This concern is heightened by the lack of elevation between Westview Estates and the proposed development with already weak drainage in the wider area. One must also consider that the raised, mounded septic fields could add to the trapping of water in the wetland areas and the water table generally, with the potential to reduce home value and marketability.

2. Lack of a clear traffic management plan for Range Road 33.

The concerns surrounding the risks created by an entrance to Range Road 33 from Willow Ranch residents after full buildout are high. It is a lot of traffic on a narrow road and just shy of a very narrow 'bridge' over Springbank Creek. There is little pedestrian safety now and it will get worse.

Adding to this is the build out of the Webber Academy Property with a large residential component and a large school & workplace as well as visitors to many playing fields. These will increase the traffic volume load on Range Road 33 and is likely to lead to 'drive through' traffic heading east from Lower Springbank Road.

Summary

We would be quite shocked and disheartened if these Applications proceed without more Rocky View County leadership on the drainage and transportation matters raised in this proposal and Rocky View commitment to solutions which protect current land owners.

We are not in support of the Applications until and unless the matters raised in this letter are fully addressed with certainty, clear accountabilities, and hard data.

Thank you for accepting our input. We hope you will investigate the seriousness of our concerns and **NOT** approve these Applications until there is clear commitment and accountability for resolving our concerns.

Thank you,

Mark and Brenda Spilker

Mark Spilker
Brenda Spilker

39 Westview Estates
Calgary, Alberta T3Z 2S8

From: [Chris Giannakopoulos](#)
To: [Legislative Services Shared](#)
Cc: [Logan Cox](#)
Subject: [EXTERNAL] - Willow Ranch Development - Bylaw C-8202-2021 and Bylaw C-8203-2021
Date: September 8, 2021 2:21:38 PM
Attachments: [Bylaw C8203-2021 Letter.docx](#)
[Public Hearing - Drainage Presentation - sent.pptx](#)

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Dear Sir / Madam:

My wife and I live at 100 Westview Estates. We are opposed to the above mentioned proposed by-laws.

Enclosed is a letter explaining why we are opposed. We will be addressing the council at the hearing on the 21st and would like to present the enclosed powerpoint slide show (7 slides).

Please confirm receipt of this email and both attachments.

Sincerely,

Chris and Patricia Giannakopoulos

Date: September 8, 2021

From: Chris & Patricia Giannakopoulos, Lot 6 Westview Estates,
Address: 100 Westview Estates, Calgary, T3Z-2S9

To: Rocky View County
262705 Rocky View Point
Rocky View County, Alberta

Attention: legislativeservices@rockyview.ca

Cc: LCox@rockyview.ca

RE: Willow Ranch, Application Numbers PL20210057 and PL20210058
Plan 811 1225, Blocks 1 and 2; Ptn SE 21-24-03 W5M
Proposed Bylaws C-8202- 2021 and C-8202-2021

We are responding to the Notice of Public Hearing notice we received regarding the Application numbers listed above.

Based on the information that has been provided, we oppose the applications. Our opposition is primarily based on drainage concerns, although traffic safety is also a concern of ours.

Additionally, we are disappointed with the communication efforts thus far from the developer. We had expected more notices/feedback/dialogue.

Drainage Issue

There is a significant drainage issue on the west end of Westview Estates. The Development Plan approved by Rocky View in 1986 had designated a swale on the west end of our neighborhood to provide drainage relief. Half of the ditches in our neighborhood drain towards the west end swale. Unfortunately, this swale was either a) not designed properly, or b) conditions have changed such that the swale is no longer functioning as intended.

The swale is unable to divert water beyond Westview Estates. Because of this, there is no way out for surface water and sump pump water for half of the neighborhood. The topography of the immediate area near the swale shows this to be a low spot for the larger area, including farmland that has elevations that are 10 meters higher. Because of this, a large wetland has developed. The wetland prohibits drainage out of Westview Estates, and in fact overflows back into Westview Estates. The problem is twofold, a) the wetland prohibits drainage water from leaving Westview Estates, b) The wetland fills up and sends water back into Westview Estates. Instead of providing drainage relief, the swale is allowing water to backup into our neighborhood.

Rocky View Correspondence

Since April 2020 we have had numerous communications with various individuals at Rocky View County. Our communications pre-date the Willow Ranch process and were regarding our drainage concerns. The back-and-forth process has been frustrating as we have either received no response, delayed response, or bounced around from individual to individual. We provided a letter endorsed by the entire Westview

neighborhood in November 2020 which has not resulted to a drainage remedy. We also provided letters individually in June 2021 which were not addressed.

Willow Ranch Development

We are concerned that the Willow Ranch conceptual plan has not provided enough consideration of the area drainage.

Our main concerns are as follows:

- Will individually lot grading result in water drainage to Westview?
- How will house footprints and septic mound locations fit amongst the existing wetlands?
- Will Willow Ranch drainage impact Westview septic fields?
- Will Willow Ranch development preclude the possible Westview drainage remedies?

Conclusion

We request that the County condition any approvals of the Willow Ranch proposal to:

- Include a regional drainage design to resolve on-going issues for Westview Estates.
- Ensure that any regional drainage is adequately registered with easements to protect the drainage structure and allow County maintenance if necessary.

Additionally, we would like the county and developer to consider alternatives to the development entrance in the interests of traffic and pedestrian safety.

Sincerely,

Chris Giannakopoulos

Patricia Giannakopoulos

Willow Ranch – Public Hearing September 21, 2021

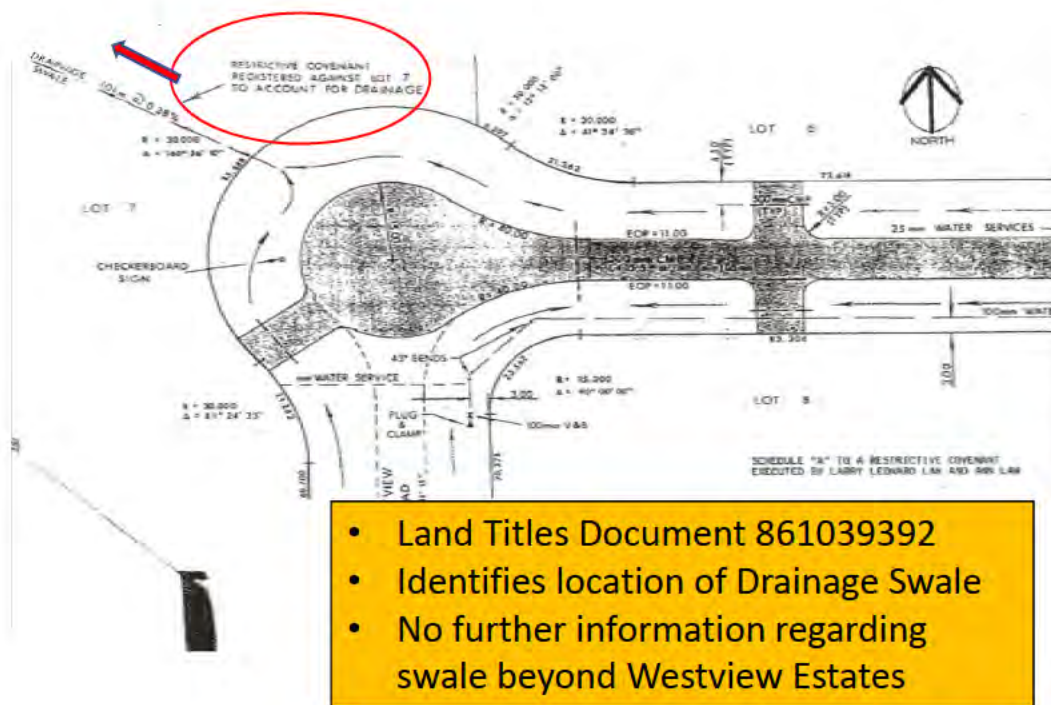
Impact on Westview Drainage
Chris and Patricia Giannakopoulos
100 Westview Estates, Calgary, T3Z-2S9

Overview

- We oppose the Willow Ranch applications.
- This presentation is focused on the issue of area drainage, specifically on the west end of Westview Estates because it directly affects us.
- This issue has not been given sufficient attention by the applicants, nor by Rocky View County.
- Westview Estates has communicated with the County on numerous occasions over several years.
- I have been directly involved with these communications since moving to the neighborhood including:
 - April 2020 to November 2020 – email correspondence /phone calls
 - November 6th 2020 – Letter to Rocky View signed by all residents
 - November 25th 2020 – Site meeting with Rocky View
 - May 2021 – Was told that no drainage projects would be completed in 2021
 - June 5th 2021 – Letter to Rocky View regarding Willow Ranch applications and reiterating our drainage concerns
- If not managed properly by the County, development of Willow Ranch may result in the following:
 - Create further drainage issues for Westview Estates (elevations, building footprints, wetland spacing)
 - Create potential drainage issues in the future for Willow Ranch (flat topography, clay, high water table, wetlands)
 - Hinder or preclude potential drainage remedies for Westview Estates (wetland impacts, limit Westview access to creek)

Westview Estates – Original Drainage Scheme

- Entrance into Westview Estates is on Range Road 33. West end of our street is a cul-de-sac.
- Half of the neighborhood ditches slope westward towards the cul-de-sac.
- Drainage water is supposed to exit Westview Estates through a swale on Lot 7.
- The swale was registered on Westview Land Titles and ditches along the road slope to the West.
- Unfortunately, at the time, nobody considered where the water would drain after it left Westview.



There is No Drainage from Westview Estates

- This aerial view from Google Maps (2011) clearly illustrates that water is trapped in a wetland outside of Westview estates.
- The wetland is low spot for the surrounding area and receives drainage from neighboring farmland and to an extent from the Willow Ranch lands.
- In a wet year, the water elevation rises and reverses flow, through the swale, to Westview Estates inundating some properties.



April/May 2020 Flooding



Swale is Inundated



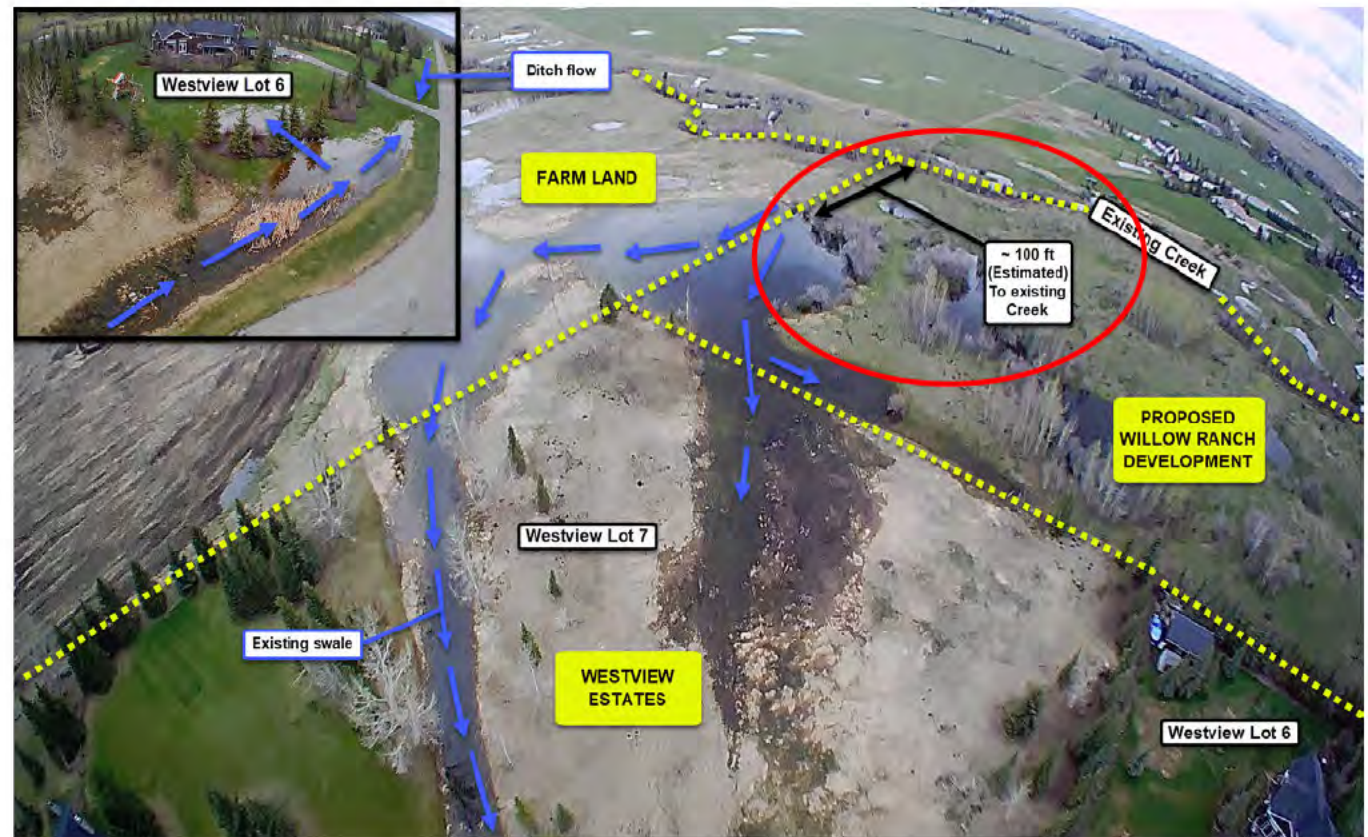
Culvert is Underwater



Lots on the West end
Of Westview Estates are
Flooded

Possible Regional Solution

- As indicated in the photo, some of the excess drainage originates in Willow Ranch
- The proposed Willow Ranch drainage plans may exacerbate the flooding problem for Westview.
- A regional drainage solution can be developed to drain excess water from the wetland to the creek using a swale through Willow Ranch. (See red circle)



Request to County

- A regional drainage plan needs to be implemented by the County to prevent on-going flooding of residential properties in Westview Estates and Willow Ranch.
- The development of Willow Ranch presents an opportunity to design drainage that limits the elevation of water in the wetlands through drainage to the creek and therefore prevents flooding of residential properties.
- We request that the County condition any approvals of the Willow Ranch proposal to:
 - Include a regional drainage design to resolve on-going issues for Westview
 - Ensure that any regional drainage is adequately registered with easements to protect the drainage structure and allow County maintenance if necessary.

From: [Dennis Sundgaard](#)
To: [Legislative Services Shared](#); [Logan Cox](#)
Subject: [EXTERNAL] - FW: Willow Creek Development Application No.'s PL20210057 & PL20210058
Date: September 7, 2021 2:35:55 PM
Attachments: [WV letter to RV re WRanch Sept 7 2021.pdf](#)

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Sent from [Mail](#) for Windows

From: [Dennis Sundgaard](#)
Sent: Tuesday, September 7, 2021 12:01 PM
To: LCox@rockyview.ca; KMckylor@rockyview.ca; mferris@rockyview.ca; ayurkowski@rockyview.ca
Subject: Willow Creek Development Application No.'s PL20210057 & PL20210058

Please find a letter attached and sent in response to the referenced applications and the ensuing public hearing scheduled for September, 2021 for the proposed Willow Creek Development.

Dennis Sundgaard
51 Westview Estates
Springbank

Sent from [Mail](#) for Windows

Date: September 7, 2021

From: Dennis & Jennifer Sundgaard, Lot 11 West View Estates.
Street Address: 51 Westview Estates, Calgary T3Z 2S8

To: Logan Cox at LCox@rockyview.ca
Planning & Development Services Department
County of Rocky View

Cc: Division 2 Council Rep: Kim McKylor - KMckylor@rockyview.ca
Capital Project Coordinators: Melissa Ferris & Angie Yurkowski
mferris@rockyview.ca ayurkowski@rockyview.ca

Subject: Application Numbers PL20210057 (re-designation) and PL20210058 (Conceptual Scheme). Plan 811 1225, Blocks 1 and 2; SE 21-24-03 W5M, known as Willow Ranch

We are sending this letter in regards to the above referenced applications and wish to advise that we have serious concerns with the proposed development called Willow Ranch. Our concerns are not solely with the proponent's applications but also include the County of Rocky View. Our support or objection to the re-designation and conceptual scheme is based on the satisfactory resolution, or not, of the collection, drainage and diversion of surface water from West View Estates into Springbank Creek.

The County of Rocky View is well aware of the surface water issues of the West View development. They were outlined in detail in a letter signed by all lot owners in West View Estates and sent to the County back in November, 2020. To date, Rocky View has not made any commitments relative to remedying this situation. The solution is astonishingly simple. "Restore the drainage channel from the northwest corner of West View to Springbank Creek." The County approved the West View development in the mid-1980's, which included drainage and diversion within the West View boundaries. Unfortunately, the restoration required is outside West View lands and therefore is the responsibility of Rocky View. We make this claim based on the obvious implied responsibilities of Rocky View to consider the entire drainage system when ultimately approving the West View Development. However, we are not aware that this consideration was ever done. Consequently, we believe Rocky View has the responsibility to review the entire drainage area surrounding the proposed Willow Creek Development, including West View Estates, and ensure the installation and long term performance of an acceptable drainage system.

There are two conditions to obtain our support of the applications:

1. Secure long-term drainage by installing (or otherwise) a swale/channel to Springbank Creek from the existing swale extending through lot 7. Long term performance would include a registered right-of-way complete with appropriate caveats to ensure access for maintenance purposes and no disruption or interference with water flow from West View to the creek. This

condition applies to constructing a swale along the west boundary of Willow Ranch or the restoration of the drainage channel through the farmland to the west of the Willow Creek boundary.

2. As part of the application review process, Rocky View must initiate and complete a satisfactory surface water drainage plan for the area, including lands to the south, west and north of West View Estates (and including West View). These are the lands that currently drain into West View. This extraneous surface water joins West View water and must flow into Springbank Creek via the West View lots, ditches and ultimately the swale on Lot 7. Currently, this water is prevented from flowing to Springbank Creek because the channel outside of West View silted in over the years. During heavy rains and/or spring runoff, large pools of water accumulate on Lot 7 and extend onto an adjacent lot, threatening to flood the home. This condition was experienced in 2020, as illustrated in the community letter referenced above.

Surface water from the proposed Willow Ranch lands also flows into West View and we expect any Approval issued for the above referenced applications would include proper caveats and enforcement measures to ensure that any development direct all surface water away from West View lands in perpetuity.

In summary, objections we have with the Applications rest with the need to remedy the surface water drainage problems suffered by residents of West View. If these issues are ignored for the subject development applications for Willow Ranch, West View residents will be burdened with surface water problems in perpetuity. Appropriate conditions included in any approval for Willow Ranch are our last chance to have these problems corrected. Our position is that Rocky View must lead and ensure satisfactory resolution to these problems, as part of the review process for Willow Ridge. And please, don't let West View residents down, again.

In conclusion, we look forward to a positive and amicable resolution to the issues described above with all parties. We trust that our West View neighbourhood will be kept informed in a timely fashion of the reviews, issues, proposals and decisions arising from the review process.

Yours very truly,

D.H. (Dennis) Sundgaard

Jennifer Sundgaard

From: [Doug and Ann Bowles](#)
To: [Legislative Services Shared](#)
Cc: [Logan Cox](#)
Subject: [EXTERNAL] - Bylaw C-8203-2021
Date: September 7, 2021 6:29:03 PM
Attachments: [Bowles Willow Ranch Presentation 9-8-21.pptx](#)
[DB Submission to Rockyview - 9-8-21.docx](#)

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Please find attached a written submission relating to application numbers PL20210057 and PL202110058 and materials I would like to present at the hearing on September 21st.

Let me know if you have any questions.

Doug and Ann Bowles



September 8, 2021

Rocky View County
262075 Rocky View Point
Rocky View County, Alberta

Doug Bowles, CPA
20 Westview Estates
Rocky View, Alberta
T3Z 2S9

By Email to: legislativeservices@rockyview.ca

Cc: by email to: LCox@rockyview.ca

**RE: Application Numbers PL20210057 and PL20210058
Plan 811 1225, Blocks 1 and 2; Ptn SE 21-24-03 W5M
Proposed Bylaws C-8202-2021 and C-8202-2021**

Dear Sir:

We understand that the Landowner of the above properties is proposing to have the lands re-designated from R-RUR (4-acre lot size) to R-CRD (2-acre lot size) and has also submitted for approval a conceptual scheme for development on that basis. My wife and I own property at 20 Westview Estates and our Northern property line borders on the subject development. We have reviewed the applicant's plans, studies and presentations on its website and have participated in a virtual presentation by the applicant with information about the proposal. Based on this information, we oppose the applications.

We previously submitted comments by email to Mr. Logan Cox on June 3, 2021 but never received an acknowledgement or feedback on that submission. Therefore, for clarity, this submission will incorporate the information from our prior email to ensure that our concerns have been properly documented on the record.

We do not support the bylaw in its current state.

Traffic Safety

I walk regularly with my dog in the neighborhood which includes walking past the proposed access by Willow Ranch onto Range Road 33. The attached power point Figure 1, this photograph was taken from the location of the proposed access road to Range Road 33 (RR33) facing north. As you can see in Figure 1, there are guardrails on both sides of RR33 as it crosses a berm over Springbank Creek. It is presently quite dangerous walking my dog or for any other pedestrian in the area as there is no shoulder. In addition, the guardrails reduce visibility to vehicles travelling southbound on Range Road 33 with a speed limit of 80 km/h. Adding 11 homes to the current traffic having to access the property immediately south of the guardrails would be extremely dangerous in my opinion.

Figure 2 is a photograph facing south from beside the guardrail on RR33 showing the proposed road access location to Willow Ranch, together with the access to Mr. Lindsay Carson's property at 243093 RR33, less than 10 meters further south. Having 2 access roads to RR33 within 10 meters of each other adds to the safety concerns expressed above.

Given the inherent safety concerns of the proposed access road, Figure 3 is a photograph facing west from Township Road 234A which is at the north boundary of the parcel proposed for redevelopment. By using this location for an access road into Willow Ranch would eliminate the concerns of the guardrails over the berm and nearby driveway, as there is already an intersection at Range Road 33. We believe this to be a much safer alternative location to access the property and should be investigated as an alternative.

Drainage and Surface Water Concerns

We have resided at 20 Westview Estates for over 15 years and witnessed all types of precipitation. In years of heavy rainfall and/or heavy spring melting, the ground becomes saturated and the water has nowhere to go. We suffered a flood in June 2011 from this situation. We have subsequently added a second sump pump and are hopeful that another surface flood will not occur. The topography of the subject lands immediately to the north of our property is higher than ours as shown in Figure 4. The draft drainage plan we have seen seems to have water defying gravity and flowing uphill in certain instances.

We have reviewed the work done by Westhoff Engineering Resources, Inc. and agree with certain of our neighbours that the review does not appear to have been done to a micro enough level to address issues specific to these lands and believe much more work needs to be done. I will let their technical analysis speak to these issues.

What Do We Want Done?

To gain our support for the bylaw, we believe the following needs to be done:

- Find another access point into the proposed development, possibly an extension west of Township Road 243A; and
- Significantly more work needs to be done to study drainage and surface water on the proposed development lands as we do not need our current issues to be exacerbated.

I attach a few slides that I would like to present at the hearing on September 21, 2021.

Thank you,

Doug Bowles, CPA

Submission by Doug and Ann Bowles of 20 Westview Estates
regarding Application Numbers PL20210057 and PL20210058

September 8, 2021

- Doug and Ann Bowles submitted comments to Mr. Logan Cox of Rocky View County on June 3, 2021. No acknowledgement or response has been received.
- Our primary concerns with the proposed development are:
 1. Traffic Safety of the proposed intersection for the Willow Ranch development on RR33;
and
 2. Inadequate study of drainage and surface water.

We do not support the bylaw without addressing our concerns.



Figure 1 – Photo from proposed access road facing north

- RR33 narrows crossing the berm over Springbank Creek adjacent to the Willow Creek lands.
- Guardrails make it dangerous for pedestrian and vehicle traffic.
- Sightlines are restricted due to guardrails.
- Speed limit of 80 km/h on RR33.
- Not a safe place for vehicles from an additional 11 homes.



Figure 2 – Photo from Range Road 33 facing south

- This photo shows the proposed road immediately south of guardrail - difficult sightlines.
- Proposed road within 10 meters of driveway to 243093 RR33.
- If vehicles entering or exiting Willow Ranch and 243093 RR33 at similar times, a dangerous situation.

Figure 3 – Photo facing west from Township Road 243A



- Proposed safer alternative
- Access to Willow Ranch community by extending Township Road 243A west would eliminate the need to cross the berm over Springbank Creek.
- Sightlines would be dramatically improved as no guardrails to obscure.
- Proximity to 243093 RR33 would be removed.

Figure 4 – Photo facing north from 20 Westview Estates backyard



- We have resided at 20 Westview Estates for over 15 years and seen all types of precipitation.
- In heavy rains and spring thaw years, significant water pooling occurs, straddling the Willow Ranch property and our (and neighbours) property.
- This photograph illustrates the topography differences as the subject lands are significantly higher than our property.
- Our property had a flood from heavy rain in 2011 from both surface and subsurface water. We've subsequently added a second sump pump to deal with year-round subsurface water.
- We are concerned that the review to date conducted by Westhoff Engineering Resources, Inc. is not detailed enough to deal with high water situations. Appears to show water defying gravity in several situations.

What we believe needs to be done to address our concerns is as follows:

- Find another access point into the proposed development, possibly an extension west of Township Road 243A; and
- Significantly more work needs to be done to study drainage and surface water on the proposed development lands as we do not need our current issues to be exacerbated.

From: [Gary Houston](#)
To: [Legislative Services Shared](#)
Cc: [Logan Cox](#)
Subject: [EXTERNAL] - Willow Ranch Development - Bylaw C-8202-2021 and Bylaw C-8203-2021
Date: September 8, 2021 10:27:01 AM
Attachments: [Bylaws C-8203-2021 and C-8202-2021 - G. Houston Submission - Sept 8 2021.pdf](#)

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Dear Sir:

We are owners and residents of 84 Westview Estates, Rocky View County, T3Z 2S9 and are opposed to the above mentioned proposed by-laws.

We are attaching our full written submission to this email that describes the concerns we have with the applications and our requested relief from the County. We will be addressing Council and have attached three slides to our submission that would be useful for that presentation.

We request that you provide acknowledgement of receipt of this email and the attachment.

Sincerely,

Gary and Bernice Houston

September 8, 2021

Rocky View County
262075 Rocky View Point
Rocky View County, Alberta

Gary Houston, P. Eng.
84 Westview Estates
Rocky View, Alberta
T3Z 2S9

By Email to: legislativeservices@rockyview.ca

Cc: by email to: LCox@rockyview.ca

**RE: Application Numbers PL20210057 and PL20210058
Plan 811 1225, Blocks 1 and 2; Ptn SE 21-24-03 W5M
Proposed Bylaws C-8202-2021 and C-8203-2021**

Dear Sir:

We understand that the Landowner of the above properties is proposing to have the lands re-designated from R-RUR (4-acre lot size) to R-CRD (2-acre lot size) and has also submitted for approval a conceptual scheme for development on that basis. My wife and I own property at 84 Westview Estates and our Northern property line borders on the subject development. We have reviewed the applicant's plans, studies and presentations on its website and have participated in a virtual presentation by the applicant with information about the proposal. Based on this information, we oppose the applications.

Before discussing our concerns about the applications, we would like to clarify that we previously submitted comments by email to Mr. Cox on June 4, 2021 but never received feedback on that submission from the Proponent. Therefore, for clarity, this submission will incorporate the information from our prior email to ensure that our concerns have been properly documented on the record.

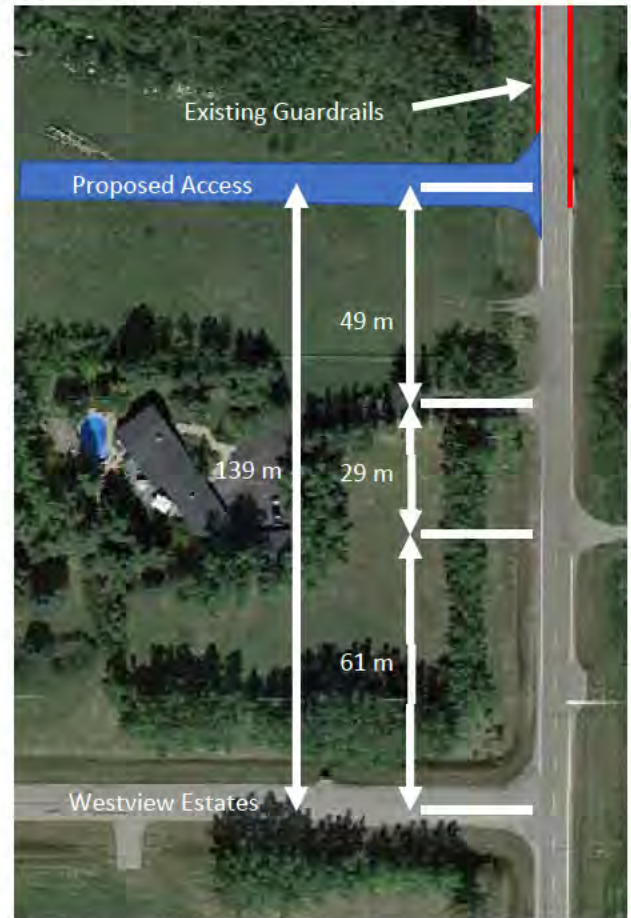
In addition, we have attached as an Annex three slides that we wish to use in our oral presentation. We request that they be available at the time of the oral hearing.

Traffic Safety

We reviewed the Traffic Safety Assessment by Bunt and Associates dated March 18, 2021 included on the applicant's website. With respect to the analysis of the local traffic safety issue, we find the analysis by Bunt and Associates to be superficial and incomplete. No alternative locations were considered for this intersection that could have led to a safer solution. No analysis of the proximity to adjacent single home intersections is included. The presence of an existing guardrail immediately adjacent to the proposed access is ignored. Finally, the assessment of the proximity to the Westview Estates access does not address that this would create a new precedent on this section of RR 33 for significant intersections. In the following discussion, we will elaborate.

The proponent has proposed to build the new access immediately adjacent and to the South of an existing guard rail over the creek. This location is necessary to achieve maximum separation from the Westview Estates access but creates a number of issues including:

- The guardrail will partially obscure the visibility for a Southbound vehicle to any vehicles stopped on the proposed access road. Similarly, visibility for the vehicle wishing to enter RR 33 will be partially obstructed. The adjacent land is at a lower elevation so this visibility issue could be exacerbated if the new access road is lower than RR 33.
- The section of RR 33 between the guardrails creates a de facto constriction due to the tendency of vehicles to steer away from the guardrails and towards the center. Obviously with no shoulder in this section and no option for pedestrians to walk in the ditch, this constriction is magnified and requires drivers to leave their lane entirely for safety. The surprise of having a vehicle turning left (North) from the proposed new access, suddenly appearing in this constricted area, could create a significant hazard for a Southbound vehicle.
- Currently, deer and other wildlife migrating down the creek towards the Elbow River will typically cross RR 33 at the South end of the guardrail – the exact location of the proposed access road. As a consequence, the proposed new access road could represent a barrier to wildlife migration.



The proximity of the proposed new intersection and the Westview Estates intersection is discussed on page 4 of the Bunt and Associates letter. The author concludes that proximity between these intersections is “adjudged to be adequate”. The author bases his analysis on the two intersections being 139 metres apart.

If we only consider the intersections on RR 33 with significant traffic, the situation would be as follows:

- Springbank Road to Hillcrest Estates – 614 m
- Hillcrest Estates – TWP Road 243A – 189 m
- TWP Road 243A – Proposed New Intersection – 175 m
- Proposed New Intersection – Westview Estates – 139 m
- Westview Estates – TWP Road 243 – 502 m

This information, derived from Figure 2 in the Bunt and Associates letter, clearly indicates that the proposed intersection is much closer to the Westview Estates intersection than any other two significant intersections on this section of RR 33. In other words, the current proposal is setting a precedent. While we appreciate that attaining the County safety standard of 400 m between these intersections is not possible, it is not appropriate to further aggravate the situation by making the situation worse in this manner.

Bunt and Associates completely ignore that there are two additional intersections between the proposed intersection and Westview Estates. These are single home access points and are located 49 m and 78 m south of the Proposed Access Road respectively. The authors do not consider the safety of these much closer intersections in their review. The authors also do not consider the complexity of this section of RR 33 when one considers these additional intersections, the effect of the guardrail and any other factors such as pedestrians, cyclists, and inclement weather. Finally, the authors do not consider the additional traffic that may flow along RR 33 from the South due to additional residential developments.

A safer alternative that has not been considered by Bunt and Associates would be to locate the proposed new intersection at the same location as TWP Road 243A to create a full intersection from the existing T intersection. This solution would obviously not reduce any existing separation between major intersections and therefore not reduce the safety margin for any community. Unfortunately, this has not been studied by Bunt and Associates which for us is a significant deficiency in the application.

For the reasons mentioned above, we do not consider that sufficient information is on the record to allow the County to approve the location of the Proposed Access Road. We request that this part of the application be refused.

Surface Water, Wetlands and Drainage Plan

The subject lands are basically flat from east to west with pockets and undulations that have historically formed wetlands through the area. The underlying soil is largely clay and the groundwater table is normally very high. Drainage in our community (Westview Estates) is an issue because of the same basic features and we are currently faced with high water that threatens some houses in the spring, inundation of low-lying areas, and constant pumping of water from basement sumps. Planning for drainage in our community when it was first developed was not well done and we would not like to see the same error committed to the North and potentially compounding the current situation for ourselves.

Furthermore, as stewards of the environment, we are concerned with the preservation of the natural environment of the subject lands and would encourage preservation of the existing wetlands and treed areas, and the connectivity of the area for wildlife moving along the creek through to the Elbow River. We frequently see deer, fox, coyotes, owls (and the occasional moose) on the lands and the area is popular with waterfowl and other wildlife such as frogs that frequent wetlands.

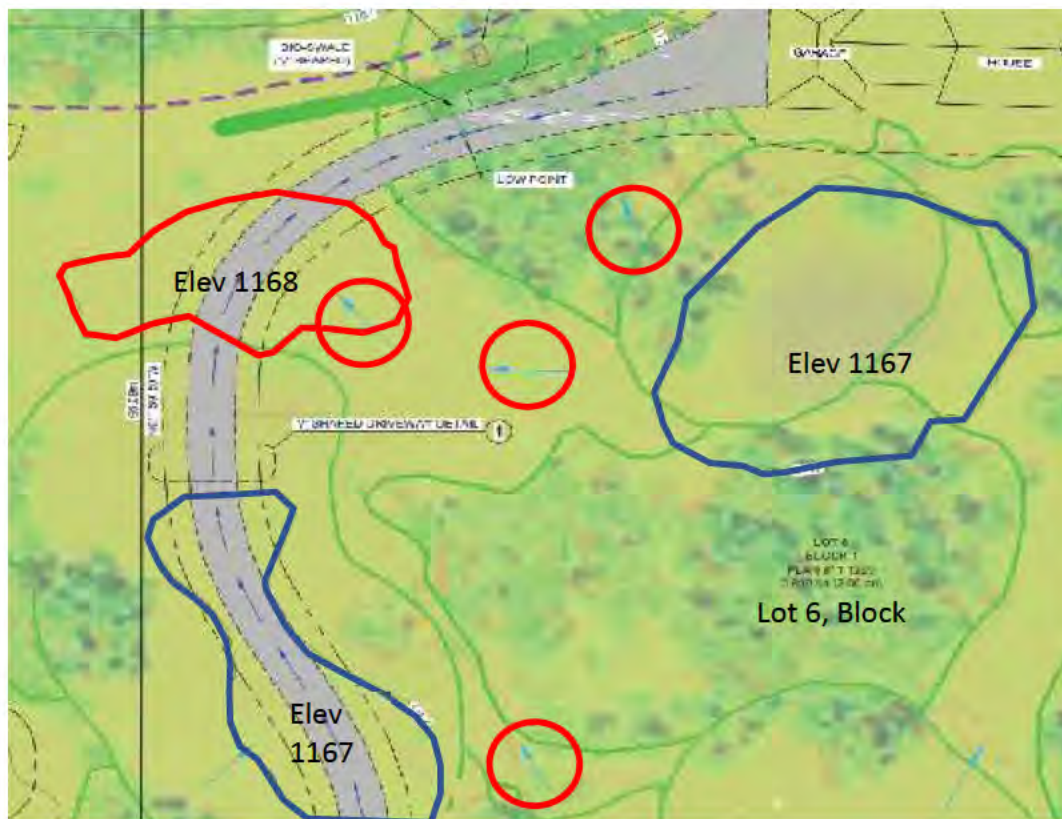
The applicant has said all of the right things in its presentation (page 13, Conceptual Scheme, March 2021):

-) Retain the Springbank Creek drainage and designate an associated riparian setback.
-) Retain, where possible and practical, the site's identified wetlands.
-) Restrict, where possible and practical, development disturbances associated with each new residential lot to pre-determined building envelopes

Our concern is that these statements don't seem to be supported by sufficient work to demonstrate that these goals can be effectively achieved and are compatible with the proposed 2-acre development scheme. This concern is amplified by the frequent use of the words "where possible and practical".

The **Stormwater Management Concept and Strategies for Willow Ranch in SE 21-24-3-W5M in Rocky View County** (Stormwater Report) by Westhoff Engineering Resources, Inc. and included on the applicant's website does little to allay these concerns and seems to contain little in the way of reliable engineering. This report on Page 4 states that "...it is recommended that the requirements to demonstrate the effectiveness of the Lot Control BMPs are presented at the time that a SSIP is required." This does not provide Rocky View County with sufficient information to determine whether 2-acre lots are compatible with the above-mentioned objectives or whether "possible and practical" will become "impossible and impractical" due to the smaller lot sizes.

The Stormwater Report goes on to conclude in Section 4.1 that "The 2-acre lot subdivision is most suitable for incorporating Low Impact Development (LID) and this should be encouraged when the development of these lands are advanced." This conclusion is certainly not supported by the report itself or any comparison of a 2-acre subdivision to the current 4-acre configuration. In fact, the author seems to base this assessment on sample configurations for lots 6 and 14 included in Section 2.2. Unfortunately, these examples are very high level, are lacking details and contain significant errors. To illustrate these points, we have reproduced the conceptual configuration for lot 6 below with a number of annotations to illustrate some of these deficiencies.



We have highlighted the existing elevations for clarity and noted the 1168 m contour line and the two areas where there are contour lines of 1167 m. Clearly, water will collect in these lower areas highlighted in blue and contrary to the overland flow arrows (circled in red) will not flow uphill to the higher elevations. Unless significant site grading is performed, there will be permanent or ephemeral ponds roughly in the blue highlighted areas. This illustrates the difficulty with water management in this

area where there are undulations and low spots in a topography that is basically flat. We also note that there are no provisions for a sewage system in this illustrative scheme and one wonders where a system could be reasonably located. Surely not in one of the low areas or adjacent to the creek. Also, the drainage scheme would have to consider the above ground mounds sewage design proposed for this area in terms of their propensity to interfere with the natural flow patterns on the property.

Similar situations exist for lots 10, 13, 14 and 4 which are significantly characterized today by wetlands. It is unlikely that these lots will be compatible with the development of a luxury home, as envisioned by the applicant, without significant grading to drain the existing wetlands.

We do not consider that there has been enough engineering work done in this report to support the author's conclusion that a 2-acre lot size is compatible with the Applicant's objectives to:

-) Retain, where possible and practical, the site's identified wetlands.
-) Restrict, where possible and practical, development disturbances associated with each new residential lot to pre-determined building envelopes

Rather we consider that significant grading and destruction of wetlands and existing treed areas will be required to achieve the necessary drainage on a 2-acre lot. We consider that the Stormwater Report needs to be revised to correct the obvious errors and to provide more details related to grading plans to achieve a realistic drainage scheme. We cannot support the current application to re-zone from 4-acre to 2-acre lots based on the quality and detail in the current Stormwater Report. **We request that the application be refused until such additional information is made available.**

Development Restrictions

We also note that the applicant is proposing to "restrict development to pre-determined building envelopes" as a means of protecting wetlands and treed areas. In Section 7.1 of the report entitled "Willow Ranch Biophysical Impact Assessment, Final Report, March 17, 2021" by Westhoff Engineering Resources, Inc., the residual effects of the development on forests is described as follows:

"The proposed development will result in the permanent loss of some deciduous forest within identified building envelopes. At the time this BIA was prepared, there was no formal process, or available provincial or municipal criteria, for determining what qualifies as a significant residual loss of native vegetation. Losses are expected to be local and negligible with community emphasis on maintaining the area in a natural state. We conclude that no significant residual impacts are predicted as a result of the anticipated local loss of deciduous forest provided the majority of these forests are retained combines with the protection of forest cover in the drainage."

A similar statement about residual effects on wetlands is also made in Section 7.2.

While we understand that building footprints for each proposed lot are not available at this stage, we also recognize that the promises made in this application to "minimize disturbance where possible" do not have any teeth and will not be enforceable by the County in subsequent stages of the development process. As the land is transferred to other owners, these promises will not be registered and enforceable. Therefore, we submit that it is reasonable and logical for the County to include conditions in any approvals to create enforceable rules for any future development.

We imagine that any such restrictions will be embodied in restrictive covenants attached to the land titles. While the intention is in the right direction, our experience with such legal restrictions is that their effectiveness will depend on effective enforcement by the responsible authority. We understand that if the application is accepted by Rocky View County under these conditions that Rocky View County also accepts its responsibility to provide the effective enforcement if a non-compliance complaint is received from an adjacent landowner.

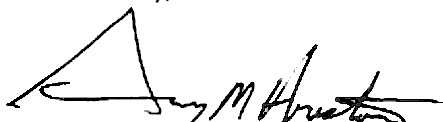
Summary

In consideration of the concerns listed above, we do not consider that the applicant has provided sufficient information to the Rocky View County to make a decision regarding the subject application. We consider that there is a blatant conflict in the proposal between the commitment to protect and preserve the existing environment represented by significant wetland resources and the areas tree cover. A more detailed drainage study is required to more accurately assess the impact of the proposed development on the area wetlands. Such study should identify the wetlands that must be drained by the development such as those that are directly intersected by the road, and the proposed controlled elevation and area for those wetlands that can be preserved. Furthermore, location of building sites and location of PSTS installations should be identified to ensure that they will fit on the proposed 2 acre lots with wetlands intact. Finally, Rocky View County should clarify the nature of the legal instruments proposed to “restrict development to pre-determined building envelopes” to ensure that the instruments are suitable for future enforcement, if necessary, by the County.

Above all, we are concerned with the location of the access to RR 33 and the quality of the study submitted to verify that, although the proposed location of the access does not meet County guidelines, it is nonetheless “safe”. This study is erroneous, incomplete and certainly not sufficient to locate a significant intersection at unprecedented proximity to both a single home access and another significant community access (Westview Estates). We expect the County to take more care before approving this intersection and placing our communities at higher risk.

We oppose these applications and submit that more work needs to be done to proceed. We consider that development of 4-acre parcels, as per the current land designation as R-RUR, could be possible and practical while preserving existing wetlands and treed areas. The 4-acre lot size provides more flexibility to locate buildings and other installations such as PSTS around the existing natural areas to preserve the integrity of the environment. We also consider that a lot more study needs to go into the access proposal to ensure that road safety is maintained for the benefit of the entire community.

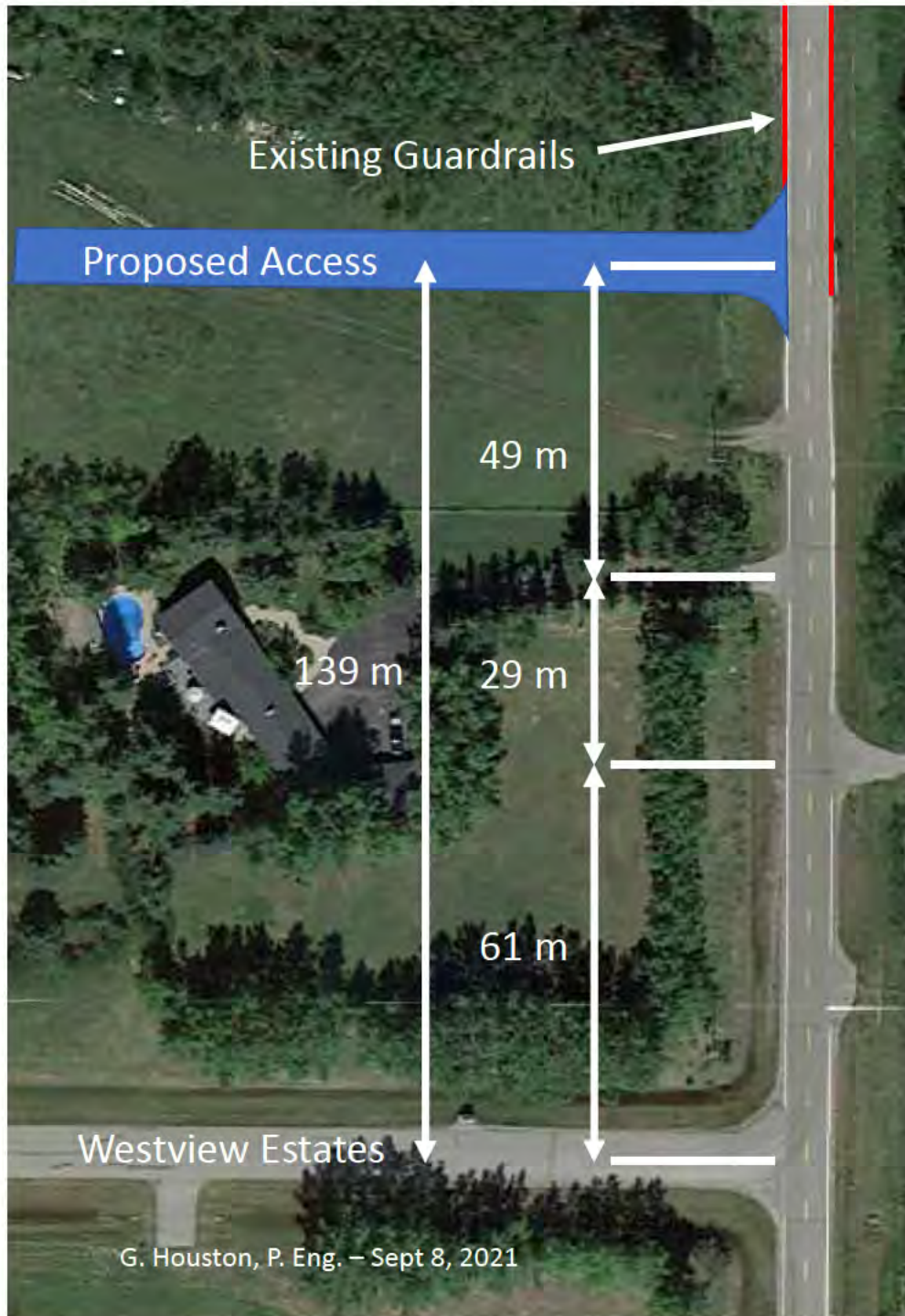
Sincerely,



Gary Houston, P. Eng.

Annex

Slides for Use during the Oral Presentation



Access Road Safety Issues

- Proposed Access Road is immediately adjacent to existing guardrails over creek.
 - This area is a constriction in the available width of RR 33 – especially when there are bicycles or pedestrians.
 - The guardrail will reduce visibility.
 - Deer naturally cross at this location as they migrate along the creek – the new access will restrict animal migration.
- The distance between the Proposed Access and Westview Estates does not meet the County standard of 400 m and would be the shortest separation between major access points on RR 33.
 - The shortest separation at present is 189 m between Hillcrest Estates and TWP 243A.
 - The proposal not only doesn't meet County standards but would be setting a new precedent for RR 33.
- No safety analysis has been done for the 2 single home access points which are much closer than Westview Estates.
 - The combination of cars entering RR 33 from Westview and the Proposed Access (frequent) and one of the single home accesses (less frequent). Needs to be studied.
- Access Road safety needs to be studied in consideration of increase traffic originating South of Westview due to future (approved) developments.

Access Road Safety Conclusions



View South on RR 33

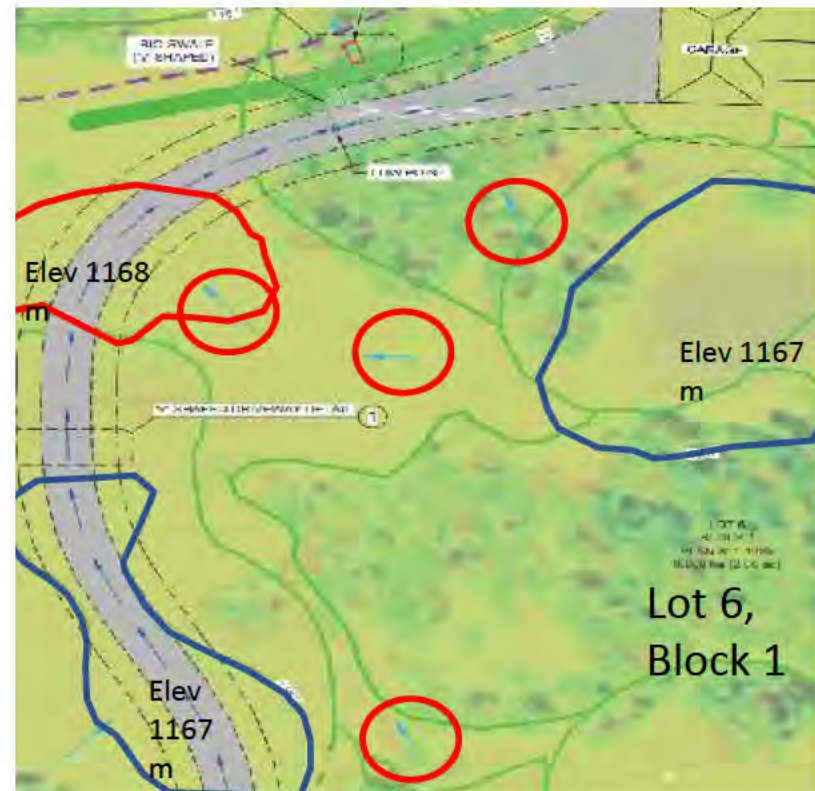


View Across RR 33 from TWP 243A
Looking West onto Subject Lands

- There are a number of important issues that have not been addressed in the Bunt and Associates' letter on traffic safety.
 - Proximity and effect of Guardrail
 - Safety of single home access points at 49 m and 78 m South of Proposed Access
 - New precedent on RR 33 for proximity to another significant intersection (Westview Estates)
 - Additional traffic from (and to) new developments South of Westview Estates related to recent and potential developments.
- Bunt and Associates did not assess other alternatives including the existing intersection of RR 33 and TWP 243A
 - Convert T intersection to full cross intersection.
 - Could be achieved with no new access points.
 - More distant from Guardrail and better visibility
- **REQUEST – The proposed access point cannot be approved with the current study. More detail is required including a comparison of alternatives.**

Surface Water, Wetlands and Drainage Plan

- The applicant has said all of the right things in its presentation :
 - Retain the Springbank Creek drainage and designate an associated riparian setback.
 - Retain, **where possible and practical**, the site's identified wetlands.
 - Restrict, **where possible and practical**, development disturbances associated with each new residential lot to pre-determined building envelopes
- Clearly, drainage and grading plans are not final at present and include errors such as having water drain uphill in the sample scheme to the left.
- Without more clarity on the extent of grading and recontouring that will be necessary, it is unclear what “possible and practical” mean with respect to preserving wetlands and treed areas.
- **REQUEST – Require that the Applicant resubmit the Drainage Plan including proposed grading envelopes. Alternatively, condition any approval with a minimum quantity of wetlands and trees to be preserved on each lot.**



From: [Logan Cox](#)
To: [Herb Coburn](#); [Legislative Services Shared](#)
Subject: RE: [EXTERNAL] - Willow Ranch
Date: September 7, 2021 9:17:31 AM

Good Morning,

Thank you for your letter, I have included it in the Council report for the Agenda on September 21, 2021.

Sincerely,
LOGAN COX, BA
Planner | Planning and Development Services

From: Herb Coburn <hhcoburn@telus.net>
Sent: September 7, 2021 9:03 AM
To: Legislative Services Shared <LegislativeServices@rockyview.ca>; Logan Cox <LCox@rockyview.ca>
Subject: [EXTERNAL] - Willow Ranch

Do not open links or attachments unless sender and content are known.

Good morning and thank you for taking the time to read this email. We have three concerns regarding this development. The first and most important to us is the redesignation of municipal reserve to country residential. The creek and its ravine are an integral part of the terrain housing much local flora and fauna which would be lost should this development proceed as planned. Ensuring a setback that would allow this natural area to continue to flourish would make this project much more palatable. Second is the question of drainage. The County of Rockyview spent a long time developing a comprehensive drainage plan for all of Springbank. We do not see how the proposed solutions to the drainage problems this proposal will encounter are adequately addressed. More in-depth attention needs to be paid to this concern. Thirdly but certainly not any less important is the use of septic mounds compared to a septic field. We have been residents of Springbank since 1993. Our septic system and field have worked admirably well as we are on the top of the local rise in geopgraphy. However, several of our neighbours whose houses are situated lower than ours have had septic issues over the span we have lived here. We question what the percolation test results are for the development and whether they meet county guidelines for subdivision. In closing, we are not against this development. Rather, we want to ensure that it continues to keep Springbank the beautiful place it is. Herb and Helen Coburn, 52 Hillcrest Estates, T3Z2C1

From: [Kathy Hildebrand](#)
To: [Legislative Services Shared](#)
Cc: [Logan Cox](#)
Subject: [EXTERNAL] - Willow Ranch
Date: September 8, 2021 9:29:52 AM
Attachments: [Willow Ranch Development September 8th 2021.docx](#)

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Please find attached our families letter.
Kathy Hildebrand

Kathy & Kevin Hildebrand
101 Hillcrest Estates
Calgary, AB
T3Z 2B9

RE: Willow Ranch

Dear Council of Rockyview County:

Kevin and I would like to oppose the current **application PL20210057** (Land Redesignation). Although we are in favor of development, we would like to encourage responsible development, considering the topography, natural flowers, trees, Springbank Creek, wetlands, fowl and animal habitat. Continuing with the development with the current land designation would allow for less disruption of this beautiful space.

In our area of Springbank there have been drainage issues. The County of Rockyview has spent time developing a comprehensive drainage plan. Drainage for this development needs to be thoroughly examined in a rainy season. This would be of concern with the current **conceptual scheme PL20210058**. It appears the current evaluation has not occurred during a normal/wet season.

We also acknowledge that we have no knowledge in engineering, horticulture biology, and topography. We have lived in Springbank for 16 years and realize the beauty. We welcome our new neighbors but have a desire to ensure they are coming to a new home without challenges of drainage issues and potentially septic system issues.

Sincerely,
Kathy and Kevin Hildebrand

From: [Leon Lyszkiewicz](#)
To: [Legislative Services Shared](#)
Cc: [Logan Cox](#)
Subject: [EXTERNAL] - Willow Ranch Development - Bylaw C-8202-2021 and Bylaw C-8203-2021
Date: September 8, 2021 4:03:17 PM
Attachments: [Willow Ranch Application Comment Letter Sept 8 2021.doc](#)

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This written submission is in response to the above noted Public Hearing for Bylaw C-8202-2021 and Bylaw C-8203-2021, proposing to redesignate the lands from R-RUR (minimum 4-acre lot size) to R-CRD (minimum 2-acre lot size) and Willow Ranch Conceptual Scheme.

We are owners and residents of #69 Westview Estates, Rocky View County, T3Z 2S8 and are **opposed** to the above mentioned proposed by-laws.

Please review the attached letter that is in response to the applications put forth for the Willow Ranch Development.

We request that you provide acknowledgement of receipt of this email and letter.

Sincerely,

Leon and Cheryl Lyszkiewicz

69 West View Estates

September 8, 2021

VIA EMAIL ONLY: legislativeservices@rockyview.ca

Leon Lyszkiewicz, P.Geol.
(AB)
69 West View Estates
Calgary, Alberta T3Z 2S8

Legislative Services

Rocky View County
262075 Rocky View Point
Rocky View County AB
T4A 0X2

Attention: Legislative Services / Rocky View County Council

Re: Bylaw C-8202-2021 – A Bylaw of Rocky View County to Amend Land Use Bylaw C-8000-2020 and Application Numbers PL20210057 and PL20210058 by B&A Planning Group

We thank you for your August 20, 2021 Notice of Public Hearing set for September 21, 2021 and giving us the opportunity to provide a written submission pertaining to the above noted proposed Bylaw amendment and Applications.

We are opposed to the proposed the Willow Ranch Applications and Bylaw amendment noted above for several reasons:

1. Failure to properly address storm water drainage for the immediate and surrounding area that will cause significant flooding and water back-up into West View Estates.

My family and I have lived in West View Estates for 21 years and several of my neighbors much longer. Over those years West View Estates resident representatives have contacted Rocky View County on numerous occasions regarding flooding and drainage issues at the west half of the subdivision. The development of Willow Ranch will truncate West View Estates west drainage to Springbank Creek resulting in significant water backup and flooding of our subdivision. West View Estates was first developed in 1986 with the middle of Lot 4 and Lot 10 as the high point of the drainage ditch. From the ditch highpoint, water drains west and east. The west end drainage was designed to drain north into Springbank Creek drainage system. The Willow Ranch Stormwater Management Plan map distributed to West View Estates residents clearly shows that the Willow Creek developer does not understand the drainage for West View Estates as the map shows all water drainage flowing east which is not the case. The development of Willow Ranch without proper drainage at the west end will significantly impact West View Estates water drainage ultimately resulting in severe flood damage.

Willow Ranch developers need to be committed to a proper drainage plan that is environmentally friendly that will not hamper drainage of surrounding subdivisions and farm land.

2. Proposed access to the Willow Ranch development is not properly located for the area and will be unsafe and dangerous to the subdivisions and Springbank Community.

The location of the Willow Ranch development access is jammed close to a single property owners access, close to West View Estates access, and is very close to the Springbank Creek bridge that is narrow single lane in each direction with no road shoulders. The increase in motor vehicle traffic in the area with turning or stopping at the proposed location will be unsafe for the daily foot and bicycle traffic of local residents, for students walking or riding bicycles to and from school, and for local vehicle traffic.

Willow Ranch development needs to rethink its approach on access location and locate it north of the Springbank Creek bridge which is safer for local residents.

3. Willow Ranch development provided a consultation report (“What We Heard” – emailed July 7, 2021) where West View Estates residents’ concerns were summarized, however it appears from reading the report that Willow Ranch developers have not addressed our major concern regarding stormwater management.

Willow Ranch developers need to fully understand the stormwater drainage of the whole area so that a proper Stormwater Management plan is implemented that is beneficial for the environment, all residents affected by the development, and for the community as a whole.

We would like to see further consultation by Willow Ranch developers with residents of West View Estates regarding West View Estates west end stormwater drainage and proposed location of the access to the development off of Range Road 33.

Sincerely,

“Leon Lyszkiewicz” “Cheryl Lyszkiewicz”

Leon Lyszkiewicz Cheryl Lyszkiewicz

cc: Logan Cox lcox@rockyview.ca

From: [Lindsay Carson](#)
To: [Legislative Services Shared](#)
Subject: [EXTERNAL] - Fwd: Lindsay Carson opposed to Application PL20210057 (04721006/04721022)
Date: September 8, 2021 3:04:50 PM
Attachments: [Lindsay Carson --Opposed to application PL20210057 \(04721006-04721022 \) 8-9-2021 final LC .pdf](#)

Do not open links or attachments unless sender and content are known.

Hello resent due to email typo . Please confirm receipt.

Hello Rockyview County,

Please confirm the receipt of the attached written opposition to Application PL20210057 (04721006/04721022) .

Regards
Lindsay Carson

[REDACTED]

Lindsay

----- Forwarded message -----

From: Lindsay Carson [REDACTED]
Date: Wed, Sep 8, 2021 at 2:25 PM
Subject: Lindsay Carson opposed to Application PL20210057 (04721006/04721022)
To: <legislativeservices@rockview.ca>
Cc: <LCox@rockyview.ca>

Hello Rockyview County and Mr.Cox,

Please confirm the receipt of the attached written opposition to Application PL20210057 (04721006/04721022) .

Regards
Lindsay Carson

[REDACTED]

Sept 8th, 2021

Mr. Lindsay Carson

243093 RR 33

Calgary, AB Canada T3Z 2E6

SE-21-24-03-05 block plan 15-3-8910201.

Rocky View County

Planning & Development Services Dept.

262075 Rocky View Point

Rocky View County, AB T4A 0X2

By Email to: legislativeservices@rockyview.ca

Cc: by email to: LCox@rockyview.ca

Re: **Opposed to** --- Bylaw C -8202-2021 - amend land use bylaw C-8000-2020 Application PL 20210057 (04721006/04721022) Numbers PL 20210058 Division 2 -

Dear Council of Rocky View County,

I live at and I am the owner of 243093 Range Road 33, Calgary T3Z2E6 located at SE-21-24-03-05 block plan 15-3-8910201.

I have attended a couple preliminary group on-line ZOOM meetings hosted by the owner/developer of Rocky View Application PL20210057 (04721006/04721022) - PL 202110058 Division 2 and is referred to as Willow Ranch. These ZOOM meetings were held in April 2021. I submitted my concerns in May to both the developer and Rocky View @ Mr. Logan Cox. I did receive some follow up from Mr. Cox. I am very concerned that I had no other contact since these meetings regarding my concerns from the developer and that the concept was proceeding as is without consideration of the community feedback. I support any concerns from the Westview Estates residents. I am opposed to the proposed development application PL 20210057 Numbers PL 20210058 Division 2 for the following reasons.

My submission for non-approval of the current plan Numbers PL 20210058 of Rocky View Application PL20210057(04721006/04721022) - PL 202110058 Division 2, is because of the clear safety issues and my property value decline caused by the developers proposed access to and from Range Road 33. This access is non-compliant to the Rockyview guidelines and is a **significant safety hazard for myself, my family, residents of Westview estates and users of Range Road 33. The Willow Ranch proposal can**

and needs to be revised to an existing access location approximately 225 meters north using TWP 243A or existing access to the owner property.

Also of great concern is the current proposed road allowance will affect natural gravity drainage that exists today with what is a very sensitive area for drainage and the environment as I believe other opposing proposals will identify in detail.

1) Not Compliant with Rocky View County Minimum 45 Meter safe distance between Range Road access points.

The proposed entrance to Willow Ranch is located very close to my existing home driveway entrance at approximate 28 meters. A minimum distance of 45 meters is required by the Rocky View county. This will present a significant safety hazard for all RR# 33 traffic, that includes restrictions with visibility, stopping distance, significant increase of risk from my driveway to enter / exit including misinterpretation of driver intentions and other liabilities. This access risk will significantly increase the opportunity for a serious accident with drivers and pedestrians that can be avoided by moving the access to the North. In communication with my concerns with Mr. Logan Cox a few months back the following was identified from the county servicing standards.

The County's Servicing Standards have a minimum 45 meter distance between the location of two local roads (Section 409), in this case the proposed road and Range Road 33, to any approach unless it cannot be accommodated. Servicing Standards can be found at this link: <https://www.rockyview.ca/Portals/0/Files/BuildingPlanning/Standards/Servicing-Standards.pdfv>. Using the County's mapping software the proposed distance between your northern property line and the southern-most portion of the proposed road/ditch area would be 28 metres.

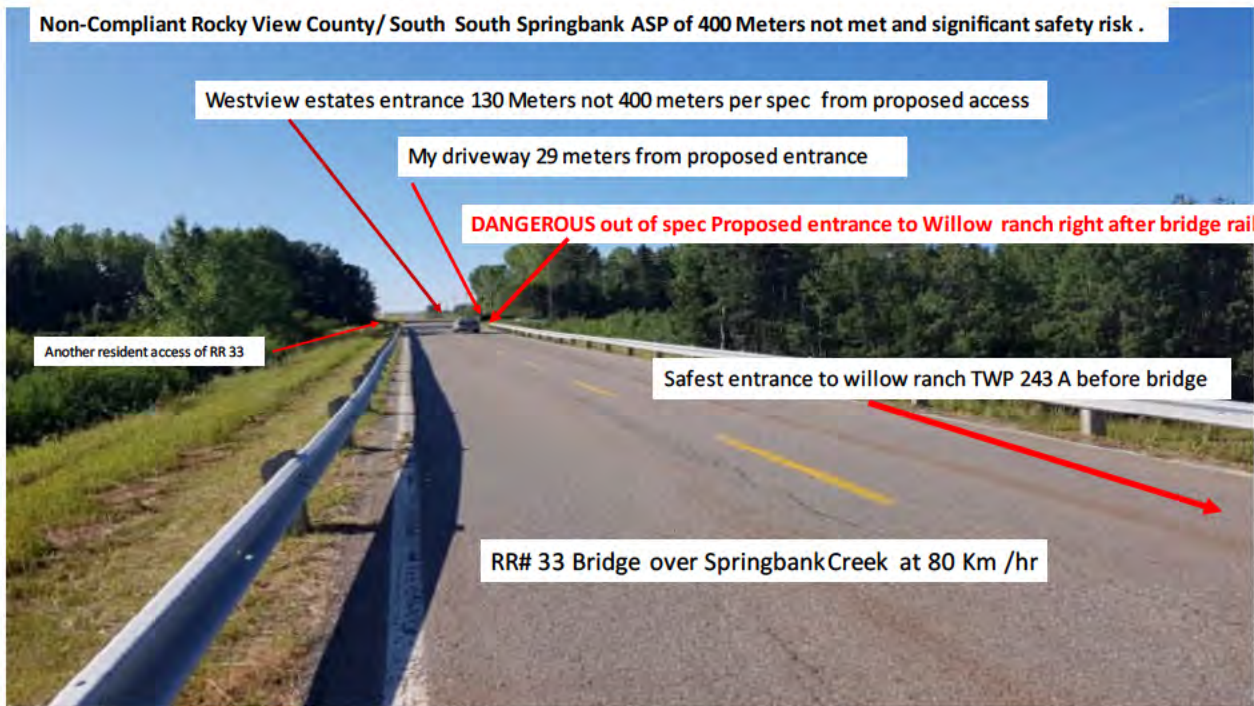
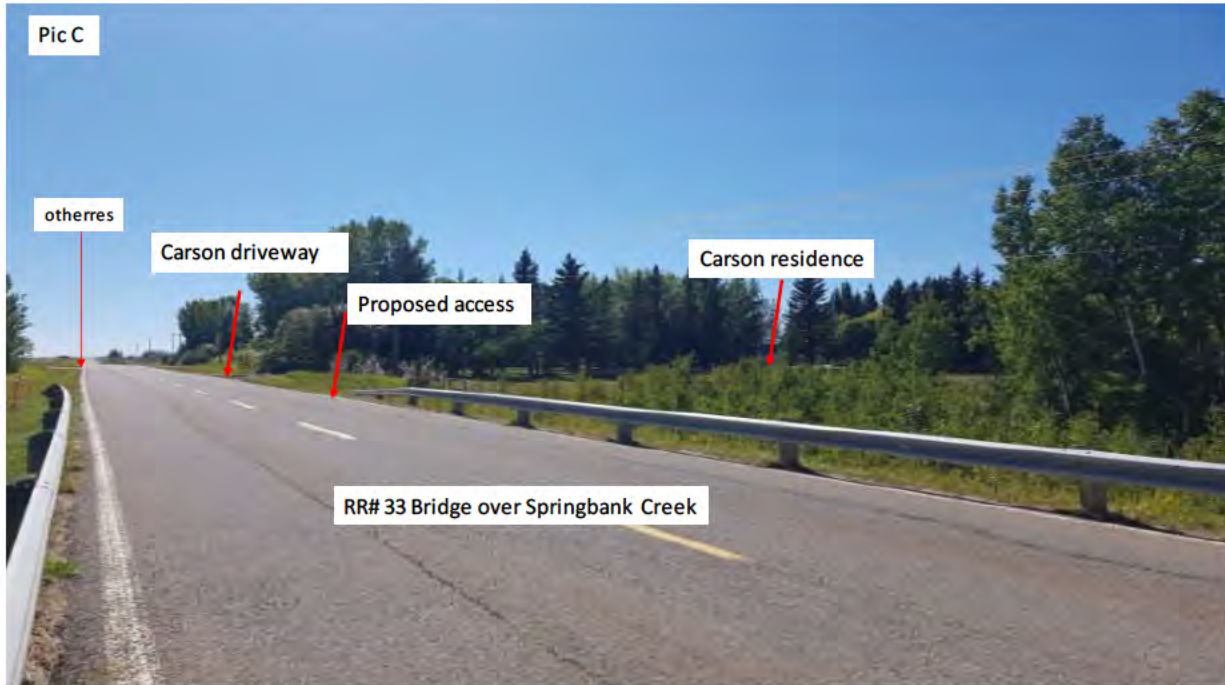




- 2) **Non-Compliant with minimum Rocky View County/ South Springbank ASP of 400 Meters of Type 1 access not met. Which also creates a significant safety risk .**

Notes: Per the traffic plan submitted by Willow Ranch / Bunt & Assoc.

The site plan shows that the proposed Site Access will be located approximately 139 metres north of the Westview Estate's access along RR33. Based on the draft of South Springbank ASP, RR33 south of Springbank Road is classified as Neighbourhood Arterial and requires intersection separation of 400metres. The stated 400 metres is not consistent with current intersection spacings south of Springbank Road, nor is it achievable under current conditions.



- 3) Minimum compliant with site line guide and safety circumstance identified as access just barely meets and exacerbated by lack of distance between key access points.

Notes: Per the traffic plan submitted by Willow Ranch /Bunt & Assoc.

Design Guide recommends 170 to 190 metres intersection sight distance for 80-90Km/h design speed. The sightline available at the intersection is in excess of 200 metres. The key therefore, is visual access coupled with ability to stop. C) Though the 139 metres separation is less than the proposed 400 metres, it is adjudged adequate to allow both stopped vehicle and travelling vehicle to see each other and react appropriately.

We residents of Rocky View do not agree to "adequate" and to a heighten of our safety risk. The current proposal is setting a precedent for introducing new risk to the community. While we appreciate that attaining the County safety standard of 400 m between these intersections may not be possible, we do not think it is appropriate to further aggravate the situation by making the situation worse in this manner, by choosing a location that is significantly less than adequate, when a safer clearer alternative is evident.



- 4) **Significant safety/liability risk with proposed access to and from development is immediate enter/exit to an existing narrow bridge on RR 33 over Springbank Creek .**

It is important to note including the concern of non-compliant access distances and site lines as noted in the traffic document and items 2 and 3 above. Traffic coming south on RR 33 and turning to the proposed development enters and exits on to a narrow bridge with guard rails. This entrance and exit access leaves no room for error in judgement or situational conditions. This is significant safety risk to all whom travel RR 33. In particular the winter months with changing road conditions, fog and other. Also in the summer months when RR 33 sees more recreational foot / bike /horse /traffic etc. The picture help emphasize the simple congestion that can happen today without the new developments

increased residential traffic and additional construction traffic (that could last for 10 years) . RR33 for is our access for recreation, kids walk or bike ride to Springbank schools , Arenas. The potential driving hazards that this congestion will create and is out of specification is "not adequate " to address safety issue and potential for serious accidents and liability.

5) Additional issues with the Traffic assessment documentation supplied by Willow Ranch.

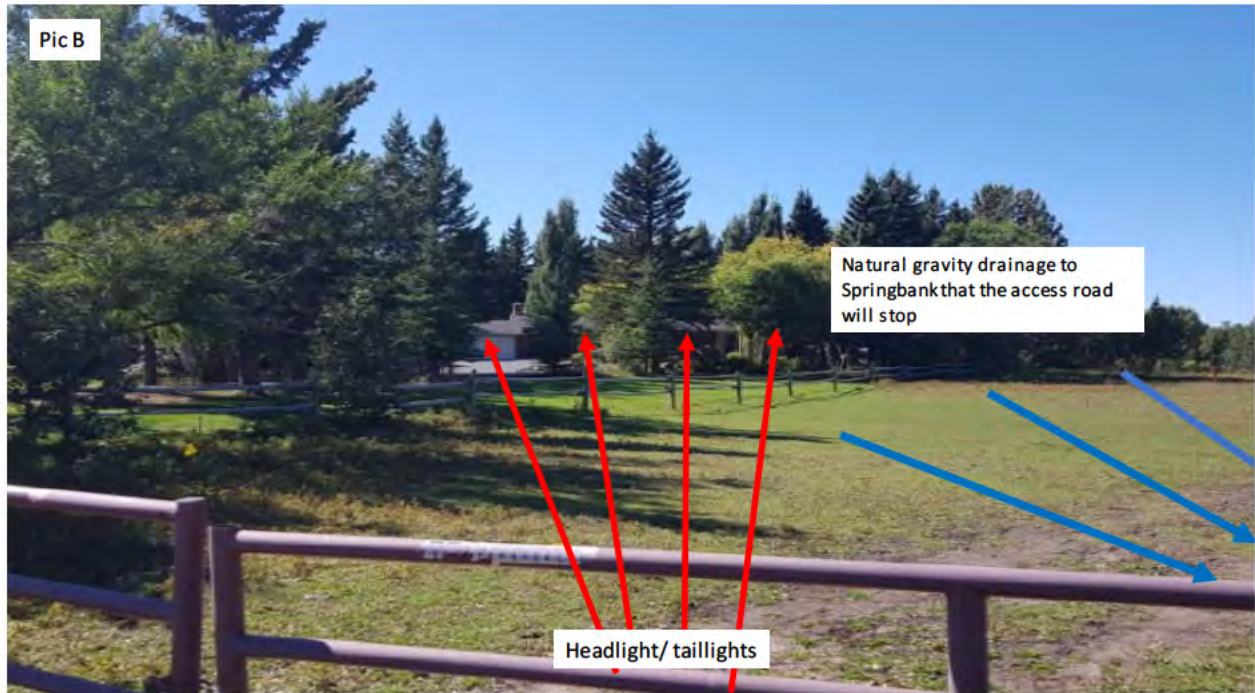
Beside the above identified inadequacies related to established bylaws and design guidelines, I cannot identify where construction traffic assessment/ risk is taken into account for traffic volumes that may last 10 years or more.

6) Concerns not addressed wrt privacy and Rocky view lifestyle and possible reduction in my property value

Under the current proposed access, I have concerns with privacy and my Rocky View/Springbank lifestyle that will result in reduction in my property value. They propose an easement of +- .43 acres of R-RUR / S- PRK at the entrance to the development property and next to my property. Under the current proposal Rocky View Application PL20210057 - PL 202110058 Division 2, if this is not developed properly with consideration of my home, I will expect an issue regarding my property value decline. Under the current proposed access, which is adamantly disputed for safety and liability reasons as noted above. As traffic from Range Road 33 enters the proposed development the headlights of each car that enters the development will shine directing into my home and tail lights / brake lights on exit as well as increased traffic noise.

Since this is proposed Rocky View maintained land, I believe, as a taxpayer I cannot support a risk of my property value deteriorating. Let alone the safety risk identified.

Also note and important is the alteration to existing natural gravity drainage that will be modified with a road impeding historical drainage routes to Springbank creek. This could cause flooding in my property and saturation of my septic drainage field that is next to the proposed road and reserve.





7) **There are two (2), much safer access points to the proposed Development to the north of the current proposed access that better addresses safety and bylaw design guides.**

1) TWP Road 243 A – This an existing access that supports specifications from the county and South Springbank

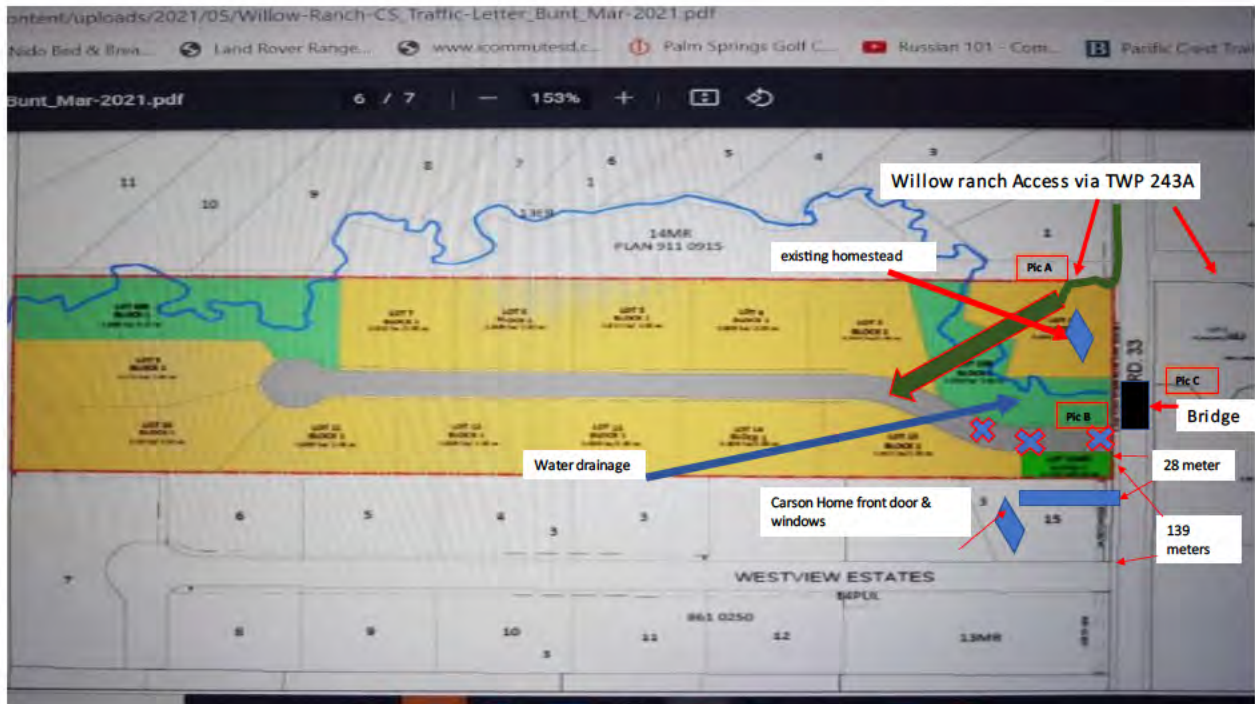
2) Thru existing homestead property owned by developer. This is an existing access of specifications from the county and South Springbank .

TWO safe options to access the proposed development to the north of the current proposal
addresses safety and bylaw design guides.

Option – 2 Current entrance to Willow ranch much safer meters and includes an existing access off TWP 243A

Option 1 TWP 243 A - safe meters from Westview and Hillcrest entrances and current road long

RR# 33 Bridge over Springbank Creek





Summary

- ✓ I adamantly oppose Rocky View Application PL20210057 - PL 202110058 Division 2 referred to as Willow Ranch.
- ✓ Significant specification and safety concerns that can result in accidents, injury, and possible loss of life.
- ✓ My property value risk decline
- ✓ Proper and existing natural gravity fed drainage at risk
- ✓ Lack of respect for existing Springbank / Rocky View taxpayers and homeowners with very little developer communication.

Sincerely

Lindsay Carson - submitted electronically from carson18@telus.net

Mr. Lindsay Carson

243093 RR 33 Calgary , Alberta Canada

403 701 6158

From: [Lisa Sadownyk](#)
To: [Legislative Services Shared](#)
Cc: [Logan Cox](#)
Subject: [EXTERNAL] - Willow Ranch Development - Application Numbers: PL20210057 and PL20210058
Date: September 8, 2021 1:26:00 PM
Attachments: [Rocky Letter Sept 8.pdf](#)

Do not open links or attachments unless sender and content are known.

Dear Council of Rocky View County:

We are owners and residents of 38 Westview Estates, Rocky View County, T3Z 2S9 and are opposed to the above applications PL20210057 and PL20210058.

I am attaching my full written submission to this email that describes the concerns I have with the applications and my requested relief from the County. I will be addressing Council and have attached this letter that I will be using for the presentation.

I request that you provide acknowledgment of receipt of this email and the attachment.

Sincerely,

Lisa Sadownyk

September 8, 2021

Rocky View County
262075 Rocky View Point
Rocky View County, Alberta

Lisa Sadownyk
Lot 2, 38 Westview Estates
Rocky View, Alberta, T3Z2S9

**RE: Application Numbers PL20210057 and PL20210058
Plan 811 1225, Blocks 1 and 2; Ptn SE 21-24-03 W5M
Willow Ranch Development**

Dear Council of Rocky View County:

We are in opposition of Application numbers: PL20210057 (Redesignation R-RUR to R-CRD) and PL20210058 (Willow Ranch Conceptual scheme). We are owners and residents of 38 Westview Estates and our northern property line borders on the subject development. We have lived here for 20 years and know the land in this area has poor drainage within a wetland environment.

Our opposition is based on 4 concerns:

- 1) Overland flow and flooding onto our property.
- 2) No comprehensive drainage study incorporating adjacent lands.
- 3) Lack of consultation with adjacent neighbors.
- 4) Traffic Safety.
- 5) Development site not suitable for a 2-acre subdivision.

As part of the consultation process, we have participated in both engagement presentations and submitted a letter to Mr. Cox on June 4. The only feedback we received was in late June when the developer emailed a document entitled "What We Heard Report." Our letters were summarized in Appendix B, but none of our comments or recommendations were incorporated into the Willow Ranch Conceptual Scheme.

The engineering reports that support the Willow Ranch Conceptual Scheme are incomplete and do not address the drainage patterns of this complex area. Regarding the Stormwater Management Concept and Strategies Report, we asked the developer to supply detailed stormwater lot maps for lots 15 and 16 which are directly north of our property and received no response. This request was critical for us to assess the offsetting drainage implications onto our land. We are now attending a Public Hearing and rushing through two application proposals without incorporating input from the community. In the meantime, I have written this letter in addition to our June 4th submission, after review of the engineering reports.

Our concerns regarding the engineering studies completed to support the Willow Ranch Conceptual Scheme are as follows:

Stormwater Management Concept and Strategies Report submitted March 22, 2021:

- This report recommends Low Impact Development (LIDS) and Site- Specific Stormwater Implementation Plan (SSIP).
 - *It is extremely challenging to get this area to drain properly without significantly impacting the landscape.*
 - *Drainage away from homes on land with flat topography and undulations is extremely difficult. The stormwater management map is simplistic and not reality. It does not consider wetlands, building sites or septic field placement.*
 - *The engineering reports and maps are concentrated on the proposed development and ignore the adjacent land's drainage.*
 - *A comprehensive drainage study including all adjacent lands should be completed.*
 - *Intense rainfalls such as in 2005 and 2013 were not mentioned in the reports as examples to show how flooding can occur, with adjacent wetlands encroaching upon homes.*
 - *Each lot within this report needs to be specifically designed to handle the drainage volume. Only lots 6 and 14 had detailed drainage maps which upon further inspection have inconsistencies. Why weren't all the lots included in this study so that we could pieced together the entire drainage picture, including lots adjacent to homeowners.*
 - *There is an assumption that future landowners will understand the nature of this difficult land to drain.*
 - *If there is a drainage conflict between neighbors will the county have any ability to mitigate the situation and how will the county maintain drainage swales as they fill up with siltation and vegetation. For example, in Westview, there is a registered covenant identifying a drainage swale in lot 7, in a wetland on the west end. That swale has not been maintained by the county and the adjacent property has been prone to flooding for years.*

Willow Ranch Biophysical Impact Assessment submitted March 17, 2021

- The report states that cumulative retention of wetlands will be offset with priority wetlands outside the development coupled with wetland replacement measures.
 - *This is misleading as the engagement presentation discussed the importance of preserving the wetlands and other natural settings. We need more information on which wetlands will be preserved.*
- Frog and mosquito counts were completed during a dry spring and summer and are not indicative of a typical year.
 - *If building sites are intermingled within water filled wetlands, mosquitos will be unbearable during the spring and summer month.*

Level IV Private Sewage Treatment System Assessment for Subdivision, March 12, 2021

- Report mentions private septic mounds are suitable for 2-acre lots but also states that moderate flooding could occur across the property.
 - *There will be limited locations for septic mounds based on the presence of wetlands across the site and lack of topographic elevation. Alternate PSTS locations will also be challenging to find.*

Lone Pine Geotechnical submitted March 18, 2021

- There is a potential for high plastic clays, soft clays and shallow groundwater at the site.
- Groundwater measurements will be taken over a 6 month period.
 - *Engineering testing and reports were performed in a very dry year and will not reflect typical water table variations.*
 - *Report is not indicative of how high the water table can rise and a water table contour map was not submitted with wet year conditions.*

Bunt and Associates Traffic Report submitted March 18, 2021

- *The intersection is a safety hazard with an 80 km/h speed limit. Many locals walk and bike along the bridge on Range Road 33.*
- *Alternate options for the intersection should have been reviewed.*

Conclusion

We do not support these applications to redesignate these lands from R-RUR to R-CRD and the Willow Ranch Conceptual Scheme based on all the information given by the developer. We have lived here for 20 years and do not think that this development will add to our community. A two-acre subdivision is not suitable for this site. This development will not have a positive effect on the overall drainage, safety and natural environment. More consultation should be considered from the adjacent landowner's concerns by the Rocky View County and the developer. We recommend that this land remain designated as R-RUR and a comprehensive drainage study be completed with adjacent lands. These actions will lead to a Willow Ranch development that will be fully integrated within the community.

Sincerely,

Lisa Sadownyk, P.Geol.

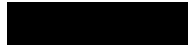
38 Westview Estates, Rocky View County

From: [Martha Olfert](#)
To: [Legislative Services Shared](#)
Cc: [Logan Cox](#)
Subject: [EXTERNAL] - BYLAW C-8202-2021
Date: September 8, 2021 10:55:10 AM
Attachments: [Willow Ranch Land Use Amendment & Conceptual Scheme.pdf](#)
[ATT00001.htm](#)

Do not open links or attachments unless sender and content are known.

Please see attached.

Thank you,
Martha Olfert



September 7, 2021

Martha Olfert
61 Hillcrest Estates
Calgary, AB T3Z 2B9

RE: Applications PL20210057 (Redesignation R-RUR to R-CRD) and PL20210058 (Willow Ranch Conceptual Scheme)

Dear Rocky View County Council:

Further to my email to Mr. Logan Cox on June 6, 2021, I have some concerns re: the Willow Ranch Conceptual Scheme and Land Use Amendment.

In particular, this property is complex and I don't believe the analysis conducted in March 2021 is an accurate reflection of how much wetland there is in this area, especially when the study was conducted in a hot, dry year such as 2021. During a year of high precipitation, the wetlands can increase significantly in size and the water table levels also fluctuate to high levels. This leads to considerable stress to keep basements dry and drainage away from homes. I believe this will significantly impact our neighbours in Westview Estates.

I understand the developer will identify areas within the lots where buyers can build their homes without disruption to wetlands as well as maintain (most) trees in this development. If this land use amendment is approved and this land is sold again, will these restrictions be maintained?

I am sad to see an area which has been an animal corridor for moose, deer, coyotes disrupted by development. We will lose this rural setting with increased development.

Thank you for the opportunity to express my concerns.

Martha Olfert
Resident, Hillcrest Estates
[REDACTED]

From: [Patti-Ann Marzocco](#)
To: [Legislative Services Shared](#)
Cc: [Logan Cox](#); [Mike Marzocco](#)
Subject: [EXTERNAL] - Opposition to Willow Ranch Development
Date: September 8, 2021 4:29:07 PM
Attachments: [Marzocco email to legislative services.docx](#)

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Please find attached our letter of opposition to the Willow Ranch Development.

Thank you,

Patti-Ann and Michael Marzocco
37 Hillcrest Estates

Email to legislativeservices@rockyview.ca
Cc to lcox@rockyview.ca

Re: Willow Ranch

Dear Council of Rockyview County:

We are in opposition of Application numbers: PL20210057 (Redesignation) and PL20210058 (Willow Ranch Conceptual scheme). We have participated in the engagement presentations and have followed the information/engineering reports provided on the website.

Clearly people like ourselves who have live here for 22 years are opposed to density of any sort changing and spoiling our cherished way of life. We have spoken with many neighbours and collaborated on building the following points.

We still have very serious concerns about the development and feel that more work needs to be done and more collaboration with the adjacent neighbors:

- Based on all the below concerns it is not with good conscience that we can approve these applications. For the neighbors, this is definitely exposure to a rushed application process. This land is complex with drainage and an ecosystem along the creek. Therefore the land should stay R-RUR and we will consider 4 acre parcels with a comprehensive drainage plan/study. To be done properly this study should include neighboring adjacent lands outside the site development area as well as the big wetland to the west of the proposed development.

- Engineering Testing and reports were done in a very dry year not indicative of how much the water table rises and wetlands fill up in a wet year.
- In order to keep the homes dry in a wet year the wetlands will have to be drained in between lots and under the road access. This is not a good reflection how much the natural area is disrupted to create a mostly 2 acre subdivision.
- Frog count and mosquito count done in the dry spring/ summer are not indicative of this dry hot season.
- Find it hard to believe new homeowners would like the mosquitos in the wet season.
- Serious rainfalls such as in the year 2005 and 2013 were not used in the reports as examples to show how intense the rain can fall and could cause flooding with adjacent wetlands encroaching homes. A combination of intense rainfall and rising water tables are not good!!
- it is difficult to drain away from homes on land with flat topography and undulations. The labyrinth of drainage pattern presented by the stormwater management map is simplistic and not reality. Compound this with septic mound placement and the building envelopes presented.
- After letters of issues were sent. The developers have not gotten back to address any concerns and now we are facing a Public Hearing in a short time window.
- In the reports there is emphasis that the future landowners will understand the nature of this difficult land to drain. They will not be aware of the drainage puzzles which is not ethical for the future landowner and could disrupt adjacent landowners.
- Considering the swales between all the individual lots, siltation, erosion and vegetation could affect the drainage pattern. If there is a conflict with drainage between neighbors. Will the county

step in? And how is the county going to upkeep, enforce this complicated drainage pattern from future erosion, siltation, vegetation processes?

- Mapping and doing reports along a complex drainage system along a creek with high water table and several ecosystems. Doing a study just over the proposed development is ignoring adjacent landowners and their drainage paths. Not an ethical, not to mention an improper approach to wedge a development in. This project land **cannot** be dealt with independently, exclusively. A comprehensive mapping and drainage study should be considered for all adjacent neighbors. Or complications arise. The part of the big picture - mainly the big wetland to the west of the Willow Ranch lands is fully ignored and must be considered for all neighbors. Future and present.
- Do you have a ground water contour map of the area during a high rain season or during intense rainfall?
- How is there going to be upkeep of individual lot boundary swales from siltation or growth or future landowner activity?
- Read in the biophysical report that cumulative retention of wetlands will be offset with priority wetlands **OUTSIDE** the development coupled with wetland replacement measures. How is this transparent to how the proposed Willow Ranch development will be altered to suit their development?
- No history or mapping of fluctuating water tables to add to this drainage puzzle. Problem for drainage of subsurface and surface water.

- Individual lots in this Willow Ranch conceptual scheme have to be specifically designed and different to handle the drainage volume. Hard surfaces and buildings alter drainage on individual lots. Only saw two maps of the lots (lots 6 and 14) on the stormwater report. Why not all of them? Especially detailed lot maps to adjacent landowners.
- Septic mounds placed strategically in the building envelopes. What if they fail? Due to the complex nature of drainage where can a second septic mound go?
- In the stormwater report says Rockyview county is encouraged to share this document to safeguard in intent of developing the site. If owner wants to sell based on this proposed redesignation - adjacent landowners have to deal with a new developer and deal with unknowns again.
- Intersection/entry by a bridge with increased traffic volume not safe. With speeds of 80km/hr.
- Hard to see an area disrupted – animal corridor for moose, deers, coyotes by a development.
- In the Engagement presentation - we were told the developer will identify areas within the lots where buyers can build their homes without disruption to wetlands. How realistic is it to attract buyers to a 2 acre parcel with these kind of building restrictions? However they are emphatic that the developer would maintain these wetlands on these 2 acre parcels as well as maintain trees in this development.

- If redesignated and sold on the real estate market with the new redesignation, we will be exposed again with a new developer and new problems.
- Appreciate the preliminary engineering reports on the website, but more work, collaboration with concerned landowners should be done. This process should not be rushed thru where we have to be exposed to additional problems to work out at our expense. Not acceptable as longtime residents. The studies/reports on the website do not provide enough security knowing that present and future landowners will not be exposed to drainage problems and is not acceptable to the longtime community residents. Too many unresolved questions to approve this. Therefore we **do not support** the redesignation into R-CRD and **do not support** the Willow Ranch Conceptual Scheme

Sincerely,

Michael and Patti-Ann Marzocco
37 Hillcrest Estates
Calgary, AB
T3Z 2B9



From: [Jill Louie](#)
To: [Legislative Services Shared](#)
Cc: [Logan Cox](#); [Perry Louie](#)
Subject: [EXTERNAL] - Willow Ranch Development - Public Hearing - Bylaw C-8202-2021 and Bylaw C-8203-2021
Date: September 8, 2021 12:30:37 PM
Attachments: [Bylaws C-8202-2021 and C-8203-2021 - Louie Submission - 2021-09-08 .pdf](#)

Do not open links or attachments unless sender and content are known.

Dear Sir:

This written submission is in response to the above noted Public Hearing for Bylaw C-8202-2021 and Bylaw C-8203-2021, proposing to redesignate the lands from R-RUR (minimum 4-acre lot size) to R-CRD (minimum 2-acre lot size) and Willow Ranch Conceptual Scheme.

We are owners and residents of #115 Westview Estates, Rocky View County, T3Z 2S8 and are **opposed** to the above mentioned proposed by-laws.

Please review the attached letter that is in response to the applications put forth for the Willow Ranch Development.

We request that you provide acknowledgement of receipt of this email and letter.

Sincerely,

Perry and Jill Louie
#115 Westview Estates

Perry and Jill Louie
100 Westview Estates
Calgary, AB T3Z 2S8

September 8, 2021

Rocky View County
262705 Rocky View Point
Rocky View County, AB

Attention: legislativeservices@rockyview.ca

Cc: LCox@rockyview.ca

**RE: Willow Ranch, Application Numbers PL20210057 and PL20210058
Plan 811 1225, Blocks 1 and 2; Ptn SE 21-24-03 W5M
Proposed Bylaws C-8202- 2021 and C-8202-2021**

Dear Legislative Services, Rocky View County;

This message is in response to the above noted applications proposing to redesignate the lands from R-RUR (minimum 4-acre lot size) to R-CRD (minimum 2-acre lot size) and Willow Ranch Conceptual Scheme.

Our property is located at 115 Westview Estates, Lot #7 at the far west end of the community. Our property backs onto the south side of lot #10 of the proposed Willow Ranch development plan.

We have two major concerns about the proposed applications:

1. Safety of proposed placement of intersection for Willow Ranch on Range Road 33
2. Water drainage issues on the west end of Westview Estates

TRAFFIC SAFETY

The "Traffic Safety Assessment" provided by Bunt and Associates (March 18, 2021) does not consider the safety aspect of the proposed location of the entrance and exit to the Willow Ranch community as evidenced by the close proximity to the bridge over Springbank Creek, private driveway and Westview Estates intersection. There does not seem to be an alternative location proposed, such as the intersection for the proposed Willow Ranch community located north of the bridge at the current intersection of Range Road 33 and TWP Road 243A. This location would provide for a safer distance from the bridge, private driveway and Westview Estates.

DRAINAGE ISSUES FOR STORM AND SURFACE WATER

As Rocky View County is aware, our community of Westview Estates experiences drainage route issues with storm and surface water run off, high water table as well as, ditch and swale erosion. This community was built 35 years ago and over the years, the drainage routes within and beyond the community have become obstructed by erosion and sedimentation. Our property (#115 lot 7) has a restrictive covenant for a drainage Swale that divides our property and runs through the northwest part of our property. This is to allow surface water run off to flow north onto the adjoining lands, with the expectation for the water to continue to Springbank Creek. Please note the following photos (Figure 1 & 2) which were taken in late spring 2020. These show the surface water does not flow to the creek, but instead, flows back, pools and floods what will be lots #9, #10 and #11 of Willow Ranch, our property #115 and our neighbor's property #100, both of Westview Estates. This pooled water has in effect created a wetland on our property and is an accumulation of snow melt, rain, collection of water run off from ditches from 7 (seven) homes on Westview Estates and run off from the adjacent farm field to the west. It should be noted here that our neighbors pump ground and surface water from low lying areas on their lots to the ditches to protect their homes from flooding. This water eventually ends up flowing back onto our property, where it sits as it has no where to go. Please also note that grass and trees do not grow well on the property to the right of the swale, due to constant flooding as the water cannot flow out to Springbank Creek.



Figure 1



Figure 2

It is interesting to note that the study conducted by Westhoff Engineering Resources, Inc. for the proposed Willow Ranch development, has the Swale/roadside ditch water flow for all homes on Westview Estates flowing **east** (Figure 3)

This report provided by Westhoff Engineering Resources, Inc. is incorrect as the water for the properties on the west end of our community flows **west**, (Figure 4) through our property, to the farmland and then backs up onto our property and our neighbor's property (#100) until the water is either absorbed or evaporates (Figure 1 & 2). Perhaps more research needs to be completed by Westhoff Engineering to more accurately account for the current water flow systems as **water does not flow up hill**.

Figure 4 is an excerpt from Alberta Government Services, Land Titles Office Document 861039392, Order: 39847074 , Schedule "A" to the Restrictive Covenant as executed February 8, 1986 which identifies the flow of water from both the ditches at the west end of Westview Estates, as well as the location of the swale for drainage.

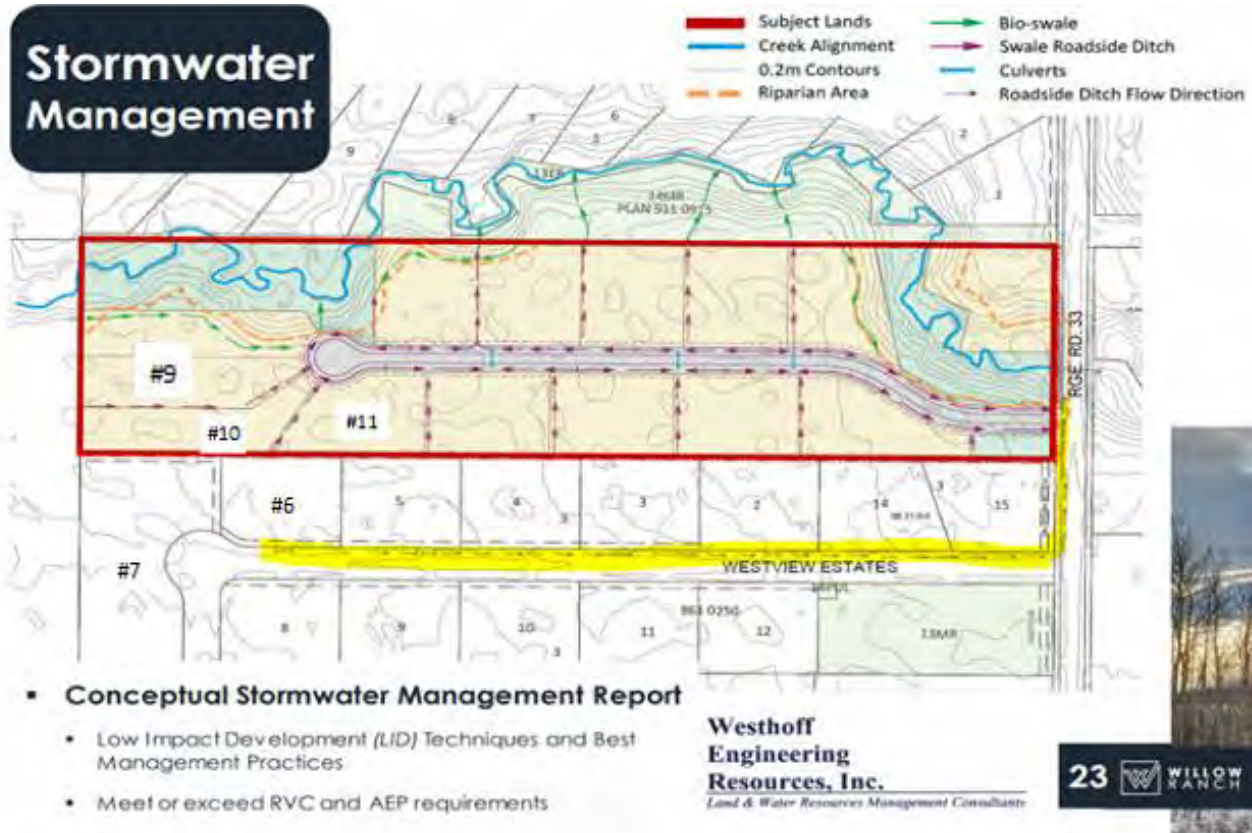


Figure 3

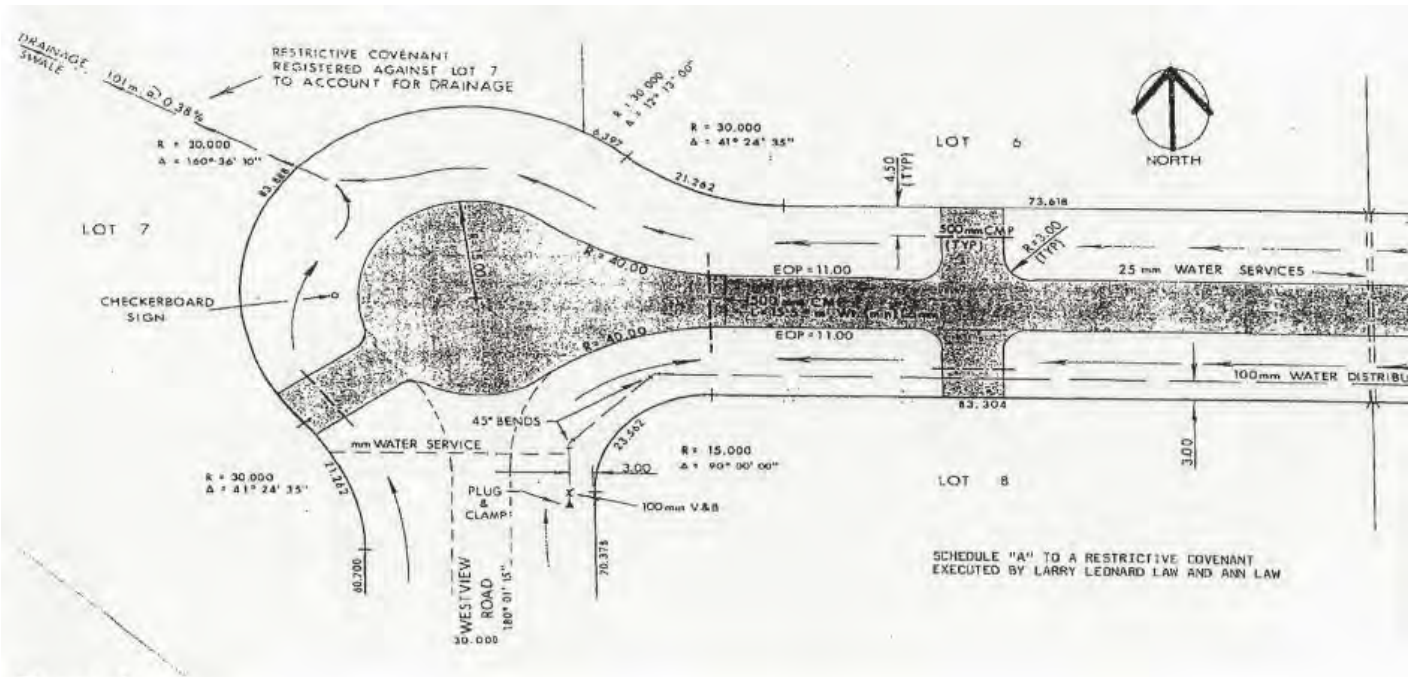


Figure 4

As evidenced by studies conducted by MPE Engineering Ltd. For Rocky View County “Springbank Context Study” July, 2013, Springbank Water Drainage Plan April 26, 2016 and Rocky View Municipal District’s “Springbank Context Study” 2009, the importance for well defined drainage and conveyance plans is important for existing and proposed developments. These reports also recommend all stormwater issues identified by the County should be further investigated, prioritized, and remediated as part of a broader Master Drainage Plan. These recommendations have not been carried out in our community, resulting in continuous flooding, mosquito issues, and deterioration of the beauty of our community. Our property, with its stagnant water, mosquitos and mud has become an eye sore to our community and requires upgrades prior to any new development. The constant flooding and erosion of the north part of our property has render that part of our land useless to us and takes away from the “tranquil rural lifestyle” that Rocky View County promotes for Springbank. The property was not intended to be a wetland but has developed into one over the course of its 35-year history. These issues can be remedied by improvements to local drainage courses, culverts, and better wetland management prior to future land use considerations for more effective storm water management

We also feel that the proposed 10m Overland Drainage Easement (Figure 5) will be insufficient to alleviate the existing drainage issues the west end of Westview Estates has experienced and the proposed Willow Ranch will surely encounter.

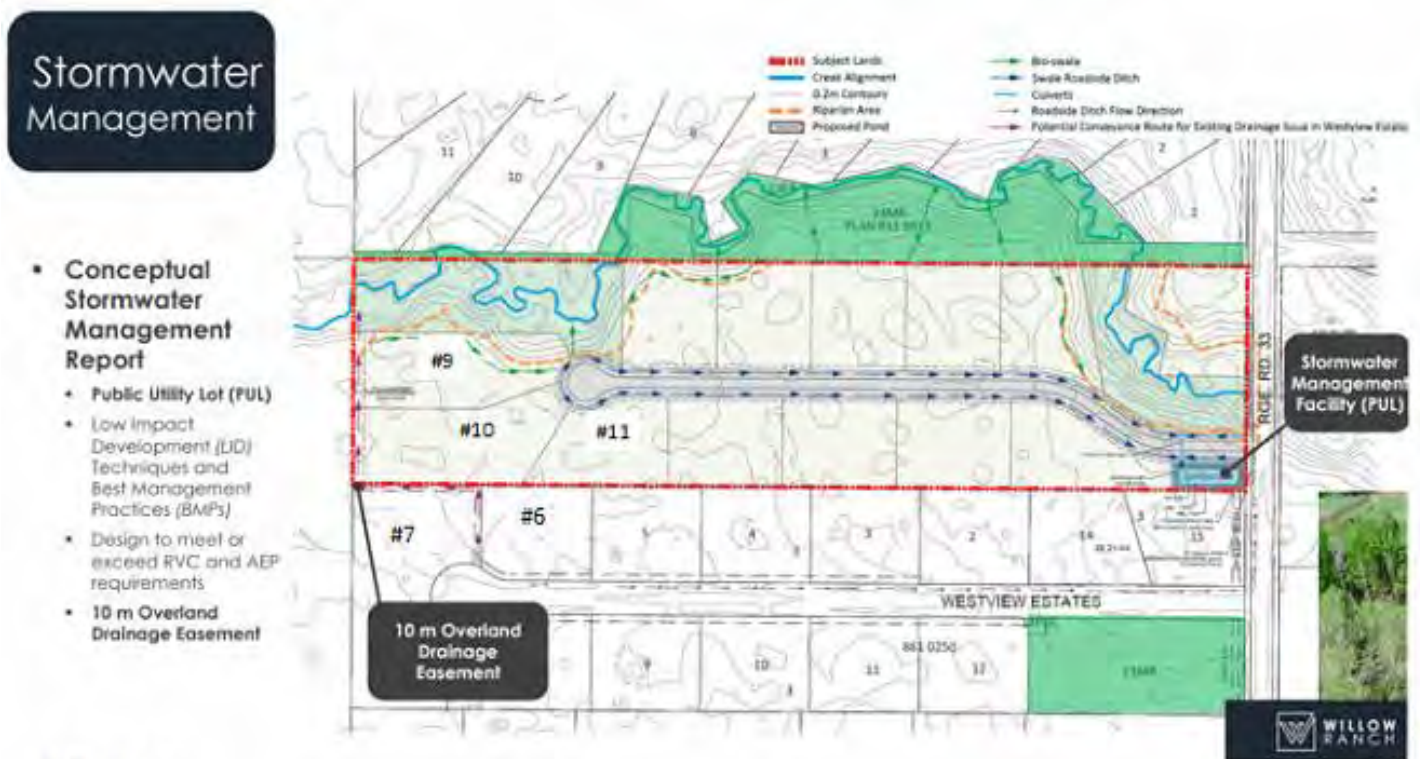


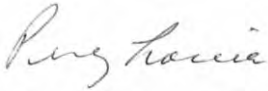
Figure 5

Should Rocky View County and the new Willow Ranch development not recognize and plan for current drainage issues of adjacent communities, or mitigate water flow bottlenecks, then flooding will continue to occur and only get worse. Dealing with the problem after the fact can result in a difficult situation involving developers, private landowners, the municipality, and the provincial regulator. Identifying and resolving this ahead of time provides more opportunity to avoid the issue in the planning and design stage, rather than during an emergency flood event. Good planning and management are good solutions.

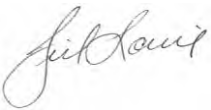
Stormwater management is an essential component of development. Managing runoff through defined drainage courses can improve residents' quality of life by managing flood risk, avoiding property damage, and maintaining infrastructure. Implementing sediment and erosion controls before, during and after construction can help eliminate bottlenecks and flooding problems. The importance and prioritization for well defined drainage and conveyance plans is necessary. Adding new lots to adjacent lands, along with the local soil conditions, and septic fields will only add to the water imbalance and increase drainage requirements. The addition of new septic fields for the proposed development will result in more saturated soils with increased water run off resulting in more flooding.

In conclusion, we are opposed to the proposed placement of the Willow Ranch intersection on Range Road 33 for safety concerns, as well as any amendments to land use considerations until Rocky View County can address our Westview drainage and water flow issues and a stormwater management strategy is prioritized and drainage issues have been remedied.

Thank you for your consideration.



Perry Louie



Jill Louie

From: [Richard Harrison](#)
To: [Legislative Services Shared](#)
Subject: [EXTERNAL] - Bylaw C-8203-2021
Date: September 7, 2021 10:24:22 PM
Attachments: [CT RRC Re Redesignation Willow Ranch.pdf](#)

Do not open links or attachments unless sender and content are known.

Please see the attached correspondence of today's date. Thank you.

Regards,

Richard Harrison

Wilson Laycraft
Barristers & Solicitors
Suite 650, 211 – 11th Avenue SW,
Calgary, AB T2R 0C6

Ph: 403-290-1601

Fx: 403-290-0828

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WILSON LAYCRAFT

● BARRISTERS & SOLICITORS ●

Richard E. Harrison*
Email: rharrison@wilcraft.com
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Direct: 403.476.0150

*Denotes Professional Corporation

Our File: 4015-001REH

Via Email

September 7, 2021

Legislative Services
Rocky View County
262075 Rocky View Point
Rocky View County, AB T4A 0X2

Dear Sirs and Madams:

Re: Bylaws C8202-2021 and C-8203-2021

I am a resident of Westview Estates, located directly south of the proposed Willow Ranch development.

I oppose the proposed redesignation and conceptual scheme for the following reasons:

1. Failure to consult with nearby residents;
2. Failure to provide drainage for Westview Estates; and
3. No section 655 agreement, and lack of clarity around utility servicing.

Consultation

The proponent for the proposed Bylaws has failed to consult with local landowners. During a consultation meeting held in spring 2020, the proponent heard considerable opposition to the proposed conceptual scheme. Opposition was focused on three issues:

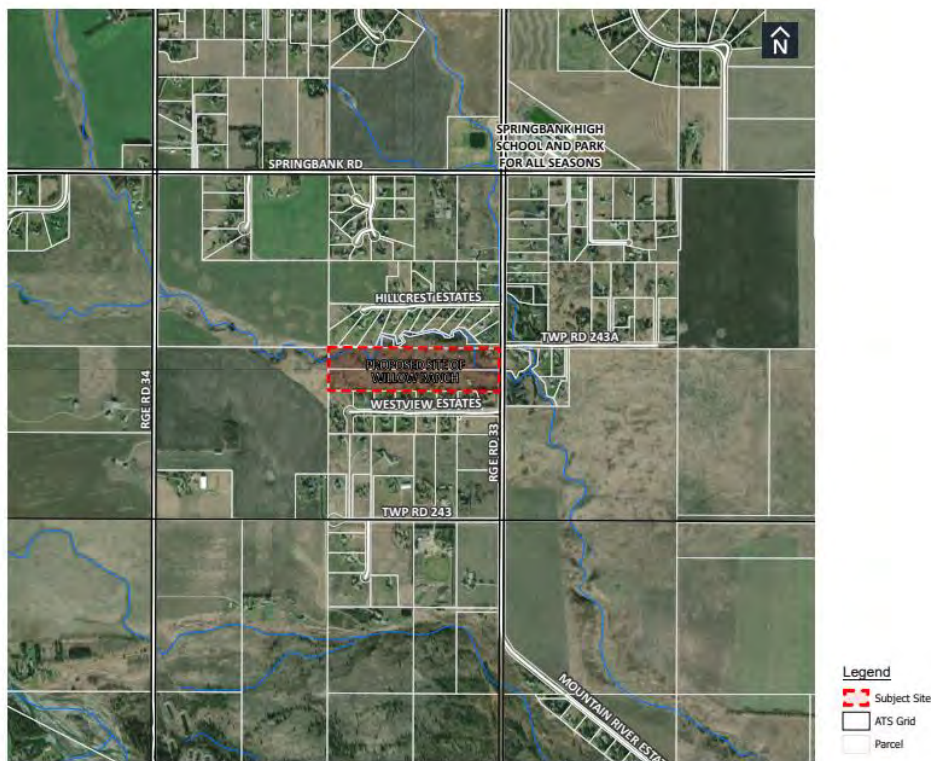
1. The lack of drainage from Westview Estates north to Springbank Creek;
2. The location of the intersection with Range Road 33; and
3. The lack of consultation with nearby residents.

Since then, there have been no changes to the proposed conceptual scheme. The proposed conceptual scheme still cuts Westview Estates off from its only source of drainage, Springbank Creek. The proponent for both bylaws has not done any further consultation or made any changes to the conceptual scheme after hearing concerns from residents.

Drainage North

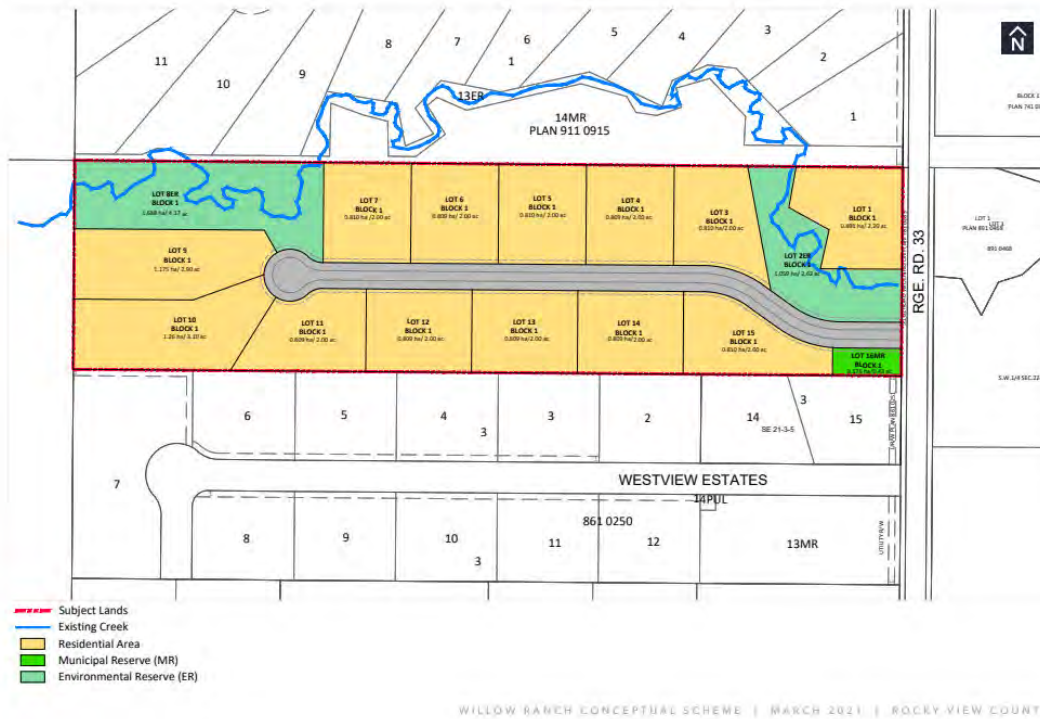
My primary concern with the proposed application relates to the Applicant's failure to include topographical drainage of overland flows from Westview Estates. Page 6 of the proposed Conceptual Scheme is a map outlining potential drainage to the Elbow River. Hillcrest Estates, the proposed Willow Ranch and Westview Estates all drain into one creek known as Springbank Creek.

FIGURE 2 | Local Context



The redesignation provides no consideration or outline for how water from Westview Estates is intended to drain North to the creek. There is no right of way for culverts, ditches or seasonal overland flows that would carry excess water from Westview Estates.

FIGURE 8 | Development Concept



The map on page 18 of the conceptual scheme includes two environmental reserves in Willow Ranch. Neither reserve borders Westview Estates. Westview Estates would therefore be cut-off from its only source of drainage, Springbank Creek.

Failing to include an available outflow of water from Westview Estates will lead to seasonal accumulation in Westview Estates and serious issues and concerns for Westview Estates residents.

The amount of non-permeable surfaces proposed for Willow Ranch will exacerbate these concerns. Specifically, building new roadways, driveways, houses and removing wetlands will lead to increase overland water flows because the environment will have less ability to capture excess water. Excess water will therefore expand southward, into Westview Estates.

I will not support the redesignation until it provides for adequate easements allowing for overland water flows North from Westview Estates to the creek.

Section 655 Agreement

Any approval redesignating Willow Ranch ought to be done in conjunction with a conditional section 655 agreement providing for three things:

1. Drainage;
2. Water; and
3. Moving the new intersection with Range Road 33 North of Springbank Creek.

Redesignating Willow Ranch and adopting a conceptual scheme is premature and should only be done with a section 655 agreement in place.

a) Section 655 Agreements

Sections 616(v) and 655 of the Municipal Government Act read as follows:

Definitions

616 In this Part,

(v) “public utility” means a system or works used to provide one or more of the following for public consumption, benefit, convenience or use:

- (i) water or steam;
- (ii) sewage disposal;
- (iii) public transportation operated by or on behalf of the municipality;
- (iv) irrigation;
- (v) drainage;
- (vi) fuel;
- (vii) electric power;
- (viii) heat;
- (ix) waste management;
- (x) telecommunications;

and includes the thing that is provided for public consumption, benefit, convenience or use;

Conditions of subdivision approval

655(1) A subdivision authority may impose the following conditions or any other conditions permitted to be imposed by the subdivision and development regulations on a subdivision approval issued by it:

...

(b) a condition that the applicant enter into an agreement with the municipality to do any or all of the following:

...

(iii) to install or pay for the installation of a public utility described in section 616(v)(i) to (ix) that is necessary to serve the subdivision, whether or not the public utility is, or will be, located on the land that is the subject of the subdivision approval;

Section 655 agreements may be adopted prior to an application for subdivision approval. The reason a section 655 ought to be in place prior to adopting a conceptual scheme is because nearby residents aren’t entitled to notice of a subdivision application once a conceptual scheme is adopted:

653(4.1) Despite subsection (3)(b), a subdivision authority is not required to give notice to owners of adjacent lands if the land that is the subject of the application is contained

within an area structure plan or a conceptual scheme and a public hearing has been held with respect to that plan or scheme.

Westview residents will not be able to provide submissions on what conditions ought to attach to any subdivision approval if the conceptual scheme is adopted before a section 655 agreement is in place. It is for that reason that an agreement needs to be in place prior to approving the conceptual scheme and redesignating the land.

As noted above, there are three conditions that ought to be included in any section 655 agreement: drainage North from Westview Estates, potable water access for residents along Range Road 33 and moving the roadway North.

b) Drainage North

Willow Ranch needs to better outline how it intends to drain excess water from Westview Estates. Rocky View County needs to understand drainage before the land is redesignated. Redesignation and adopting a conceptual scheme should only be done once a section 655 agreement is in place ensuring drainage from Westview Estates to Springbank Creek.

If Willow Ranch is redesignated before a section 655 agreement is entered into, then the County's drainage options under a section 655 agreement will be limited because Westview Estates will already be cut-off from the creek, preventing drainage North.

Any conceptual scheme or subdivision approval needs to set aside an easement and require, as a condition of approval, that the proponent build drainage North from Westview Estates to Springbank Creek.

c) Potable Water

Page 23 of the conceptual scheme indicates an intention to bring potable water along Range Road 33.

FIGURE 10 | Utility Servicing Plan

3.4 Utility Servicing

3.4.1 Potable Water Service

The Willow Ranch Conceptual Scheme is expected to be serviced with potable water as generally illustrated by Figure 10: Utility Servicing Plan. Extension of the potable water distribution system shall be provided by the developer at the subdivision stage in accordance with the requirements of the licensed utility operator, applicable Provincial regulatory requirements and the County Servicing Standards.

POLICIES

3.4.1.1 Potable water shall be provided within the Plan area as generally illustrated by Figure 10: Utility Servicing Plan.

3.4.1.2 The developer shall be required to extend potable water distribution network to the subject lands at the subdivision stage in accordance with the requirements of the licensed utility operator, applicable Provincial regulatory requirements and County Servicing Standards.



Insofar as Willow Ranch intends to ensure potable water distribution along Range Road 33, that requirement ought to be enshrined in a section 655 agreement before redesignation. Doing so will ensure that nearby residents may access a reliable source of potable water.

Adopting the conceptual scheme without a section 655 agreement may prevent timely access to potable water for residents.

d) Moving the Intersection North

The final condition of approval contained in a section 655 agreement ought to be the location of the proposed roadway. Locating the intersection with Range Road 33 to the South of Springbank Creek is a hazard. It is too close to the intersection with Westview Estates and is located immediately after Range Road 33 crosses Springbank Creek.

AEP Approval

Willow Ranch is proposing to redesignate a property with permanent wetlands. During its presentation, the developer appeared ignorant to whether it was required to obtain an Alberta Environment and Parks Approval to modify the wetlands.

I specifically asked the question as to when an AEP Approval would be obtained and the developer first said they were not required to obtain one, later correcting itself and indicating that it would begin the application process in the fall of 2021.

The conceptual scheme shows significant modification to existing wetlands. Those modifications include infilling wetlands to build a proposed roadway, as well as draining existing wetlands.

Redesignation should only come after an AEP approval is granted. If AEP denies the Application to modify existing wetlands and to construct a storm water system, then Willow Ranch will be forced to redesignate the land a second time to provide for additional environmental reserves. Redesignating Willow Ranch before an AEP Approval is nonsensical.

Conclusion

My primary concerns with this Application relate to three items:

1. Insufficient consideration of drainage;
2. Lack of a section 655 agreement; and
3. Failure to obtain AEP Approval.

Should the county proceed to redesignate the land as proposed, Westview Estates will be cutoff from the creek and there will be no ability to drain excess water from Westview Estates. Should that occur, Westview Estates residents will require Rocky View County to construct drainage to Springbank Creek, at taxpayer expense, pursuant to section 60 of the Municipal Government Act:

Bodies of water

60(1) Subject to any other enactment, a municipality has the direction, control and management of the bodies of water within the municipality, including the air space above and the ground below.

Before considering redesignation and a conceptual scheme, Willow Ranch needs to do 4 things:

1. Enter into a section 655 agreement with Rocky View County to provide drainage for Westview Estates;
2. Enter into a section 655 agreement with Rocky View County to provide potable water along Range Road 33;
3. Enter into a section 655 agreement with Rocky View County to move the intersection with Range Road 33 north of Springbank Creek; and
4. Obtain AEP Approval to modify existing wetlands

Yours very truly,

WILSON LAYCRAFT

Richard E. Harrison
Barrister & Solicitor

From: [Rob Sadownyk](#)
To: [Legislative Services Shared](#)
Cc: [Logan Cox](#)
Subject: [EXTERNAL] - Subject: Willow Ranch Development - Application Numbers: PL20210057 and PL20210058
Date: September 8, 2021 2:08:08 PM
Attachments: [08_09_2021 - Submission to Rockyview about Willow Creek Applications.pdf](#)
[Rocky View County Presentation Willow Creek.pdf](#)

Do not open links or attachments unless sender and content are known.

Dear Council of Rocky View County:

We are owners and residents of 38 Westview Estates, Rocky View County, T3Z 2S9 and are opposed to the above applications PL20210057 and PL20210058.

I am attaching my full written submission to this email that describes the concerns I have with the applications and my requested relief from the County.

I will be addressing Council and have a document called *Rocky View County Presentation Willow Creek* that I will be using for the presentation.

I request that you provide acknowledgment of receipt of this email and the attachment.

Sincerely,

Rob Sadownyk

38 Westview Estates

September 8, 2021

Rocky View County
262075 Rocky View Point
Rocky View County, Alberta

Rob Sadownyk
Lot 2, 38 Westview Estates
Rocky View, Alberta
T3Z 2S9

**RE: Application Numbers PL20210057 and PL20210058
Plan 811 1225, Blocks 1 and 2; Ptn SE 21-24-03 W5M
Willow Ranch Development**

Dear Council of Rocky View County,

We are property owners and residents of 38 Westview Estates, which border onto the subject land and have lived here since 2001. We are in opposition of Application numbers: PL20210057: Re-designation from R-RUR (minimum 4-acre lot size) to R-CRD (minimum 2-acre lot size) and PL20210058: Willow Ranch Conceptual Scheme. We have participated in the engagement presentations and have reviewed the information and engineering reports provided on the website. Through the consultation process, our concerns have not been adequately addressed, requests for additional information have not been fulfilled and there have been no significant changes to the proposals based on community input. We previously submitted a letter by email to Logan Cox on June 4, 2021 but never received feedback on that submission.

We are opposed to the applications for the follow reasons:

- **Risk of overland run-off from the new development flowing on to Westview properties, potentially saturating our septic fields and creating standing water in low depressions**
 - Current Storm Water Management Plan is incomplete and does not accurately account for the flat, poorly drained topography and the impact on the adjacent land.
 - Studies were conducted during an extremely dry spring and summer- not indicative of normal conditions or extremely wet conditions.
 - Need a drainage study which incorporates adjacent properties.
- **Lack of engagement with the community**
 - Through the consultation process, our concerns have not been adequately addressed, requests for additional information have not been fulfilled and there have been no significant changes to the proposal based on community input.
 - Many of the homeowners in Westview have a long history in the neighborhood and can offer a practical perspective about the area. We have not been listened to.
- **Traffic Safety**
 - Traffic study is flawed and incomplete by not suggesting other road access points based on safety concerns of the proposed access off Range Road 33.

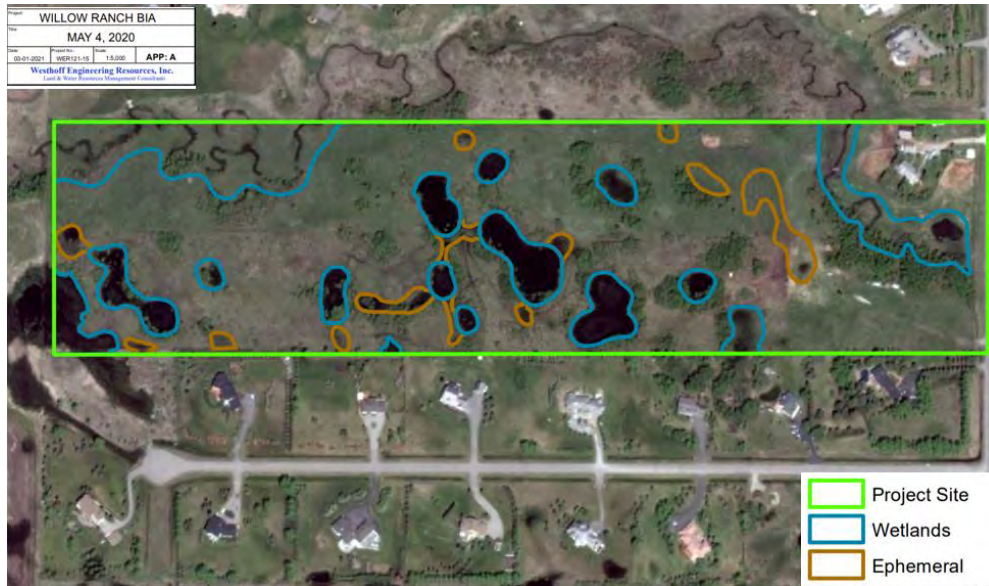


Figure 1: *Biophysical Impact Assessment: Willow Ranch May, 2020 in a “Dry Year”*

Given the complex landscape which includes a riparian zone, wetland area and flat, poorly drained topography, the re-zonation to R-CRD is too aggressive- this land is not suited for 2-acre development

Summary of Issues:

- Potential for surface run-off from new homes on to the north end of Westview properties, saturating our septic fields and creating standing water in low depressions.
- Lack of a comprehensive mapping and drainage study which includes all adjacent lands. The Storm Water Management Plan provided is incomplete and does not accurately account for the flat, poorly drained topography and the impacts on the adjacent lands.
- Omission of any data related to the high rainfall years of 2005 and 2013 which clearly show expansion of wetlands and significant rise in the water table.
- Clarity on the contradictory relationship between creating adequate drainage and preserving wetlands and existing treed areas in a low impact development scheme.
- Building site and septic mound placement do not fully account for the dynamic complexities of high precipitation years and the expansion of wetlands and large volumes of sump water discharge.
- Lack of information on basement sump water drainage plan.
- Who will ultimately be responsible for maintaining drainage swales when they are modified by erosion, siltation and vegetation and significantly lose their effectiveness.
- Engineering studies were performed during an unseasonably dry spring and summer and do not properly reflect normal and unseasonable wet conditions: mosquito and frog counts are not representative, seasonal and yearly water table variations are not accounted for.
- Traffic study flawed and incomplete by not suggesting other road access points based on safety concerns of the proposed access off Range Road 33.

Without addressing the concerns above, homeowners of proposed subdivision will have many negative situations to deal with as will the offsetting homeowners in Westview.

Challenges of Development in the Wetlands

In its existing state, this land is not suitable for housing development unless there are major modifications to the landscape to create drainage to Springbank Creek. Low impact development as mentioned in the Conceptual Plan will make it very challenging to ensure proper drainage for both would-be owners in the proposed development and residents of Westview Estates. It is imperative to drain some of the existing wetlands and to create drainage swells to mitigate some of this risk. If this is not engineered properly, during high rainfall years, there is a very high likelihood of wetland expansion and overland flooding towards new homes in the development and the north side of Westview Estates where septic fields will be saturated and topographic lows filled with water. There is no information regarding the flood years of 2005 and 2013 to show how extreme rainfall will be handled.

The subject lands are basically flat with small topographic lows which form the wetlands. The soil is clay rich and the groundwater table is normally very high. Even though the proposed development is in close proximity to Springbank Creek, there are no natural drainage channels from the southern limit of the property to the creek. Standing water creates large mosquito populations within the wetland areas. There is a very complex relationship between spring snow melt, ground thawing, and high intensity rains in June. If wetland ponds are full from snow melt and intense June rains occur, overland flooding is highly possible as the ponds expand and spill further onto the landscape. From experience living in the area for 20 years, there are significant seasonal and yearly water table variations. The applicant has not mentioned where sump water discharge will tie into the existing drainage plan.

Need to Ensure All Drainage Is Routed Towards Springbank Creek

- Run-off and sump water must be diverted away from Westview and not overflow the wetlands.
- Given the topography and geometry of wetlands, new homes in lots 11 - 15 will be situated towards the south end where building sites and septic mounds are tenuously placed between wetlands.
- New building sites need grade and if basements are allowed, there is additional need for fill to build up the basement slab above the water table.
- The net effect will result in potential drainage from both storm run-off and sump discharge toward the north end of Westview, where septic fields and topographic lows are located.
- In high and even normal rainfall years it is very likely this will result in saturation of our septic fields and additional water collecting in our topographic lows.
- This will be exacerbated if wetlands are full due to high snow melt, wetlands will fill up and spill onto some of our properties.
- Conceptual scheme has flow northerly directed in swale ditches which intersect wetlands along property lines-

We ask: Are designated wetlands to be modified to create a robust drainage system toward Springbank Creek, if not the risk of flooding in Westview increases significantly.

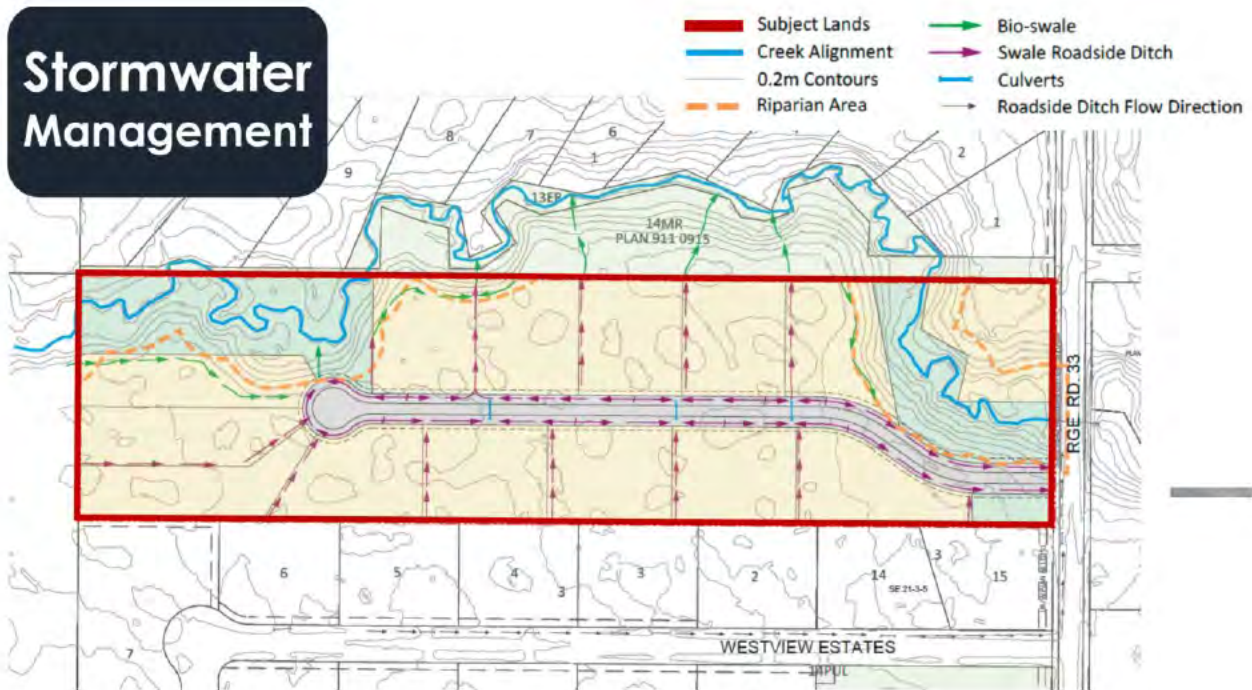


Figure 2: Stormwater Management Study- very simplistic view of drainage.

- Does not deal with wetland intersections, building sites or septic fields
- Includes Low Impact Development plans for only two lots with detailed drainage plan and there are significant errors in these plans
- Does not incorporate Westview

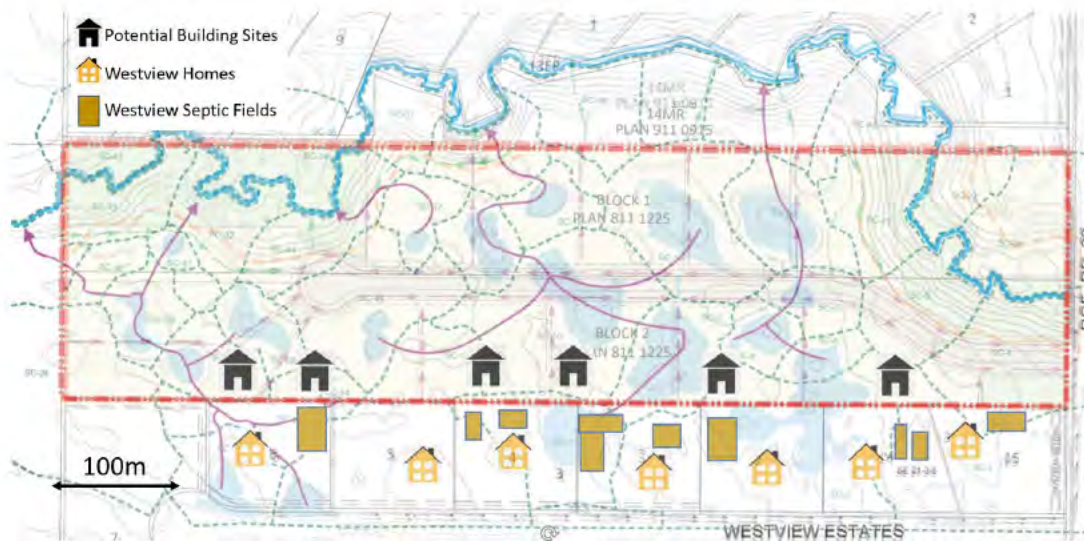


Figure 3: This map was shown in the community engagement meeting but not in the Stormwater Management Study. It is superimposed with the Stormwater Management Map, potential building sites, Westview homes and septic fields.

- From this map, is the plan to interconnect wetlands and create drainage outlets to Springbank Creek?
- Leaving wetlands intact creates extremely challenging and restrictive building sites due to high water tables and being surrounded by standing water with very high mosquito counts.
- Potential building sites in close proximity to Westview septic fields.
- Westview septic fields have a high saturation risk during heavy rainfall if there is poor lot grading and abundant sump water discharge from new building sites.

If the applicant is planning to maintain the wetlands, it is critical that mosquito counts are studied in a wet year. This year has been dry and not representative of the norm. In most years, outdoor activities for residents of houses intermingled between wetlands will be virtually impossible during the summer months as mosquitos are often intolerable in the wetlands.

In summary, the developer may be selling the concept of low impact development but the reality is that significant modifications of the existing landscape and wetlands would have to occur to ensure proper drainage and a habitable environment for all. This has not been adequately presented to us.

Traffic Safety

As residents in the area, Range Road 33 is not only a vehicle traffic corridor but also used for recreation in the form of walking and bike riding. Several intersections already occur along the range road. The traffic study is flawed and incomplete and other potential access points should have been considered due to the safety concerns.

Conclusion

After reviewing all information submitted by the applicant, we do not believe there is sufficient information provided to Rocky View County to make a decision regarding the subject applications. For the re-zoning application, we believe that due to the nature of the landscape which include wetlands, a riparian zone and poor drainage, 2-acre lots are not suitable for this area. Regarding the conceptual scheme, it is flawed as the drainage study lacks detail and does not include adjacent land nor does it incorporate any data from the historically high precipitation years 2005 and 2013. Having lived in Westview since 2001, we see the importance of designing for the high precipitation events. In the submitted proposal there is contradiction between creating a low impact development and having a proper drainage design for a variety of natural weather conditions. It is unclear if the applicant wishes to preserve wetlands or ensure that there is adequate storm water management. Finally, the traffic safety study was flawed and erroneous and brings serious concerns about the applicant's regard for road safety in our community.

We have been very disappointed with the engagement process. There was a complete lack of interaction and idea sharing. Many of the homeowners in Westview have a long history in the neighborhood and can offer a practical perspective about the area. We have not been listened to.

Sincerely,

Rob Sadownyk, P.Geol.

38 Westview Estates, Rocky View County

Presentation to Rocky View County Regarding the Opposition of Application Numbers:

PL20210057: Re-designation from R-RUR (minimum 4-acre lot size) to R-CRD (minimum 2-acre lot size)

PL20210058: Willow Ranch Conceptual Scheme

September 21, 2021

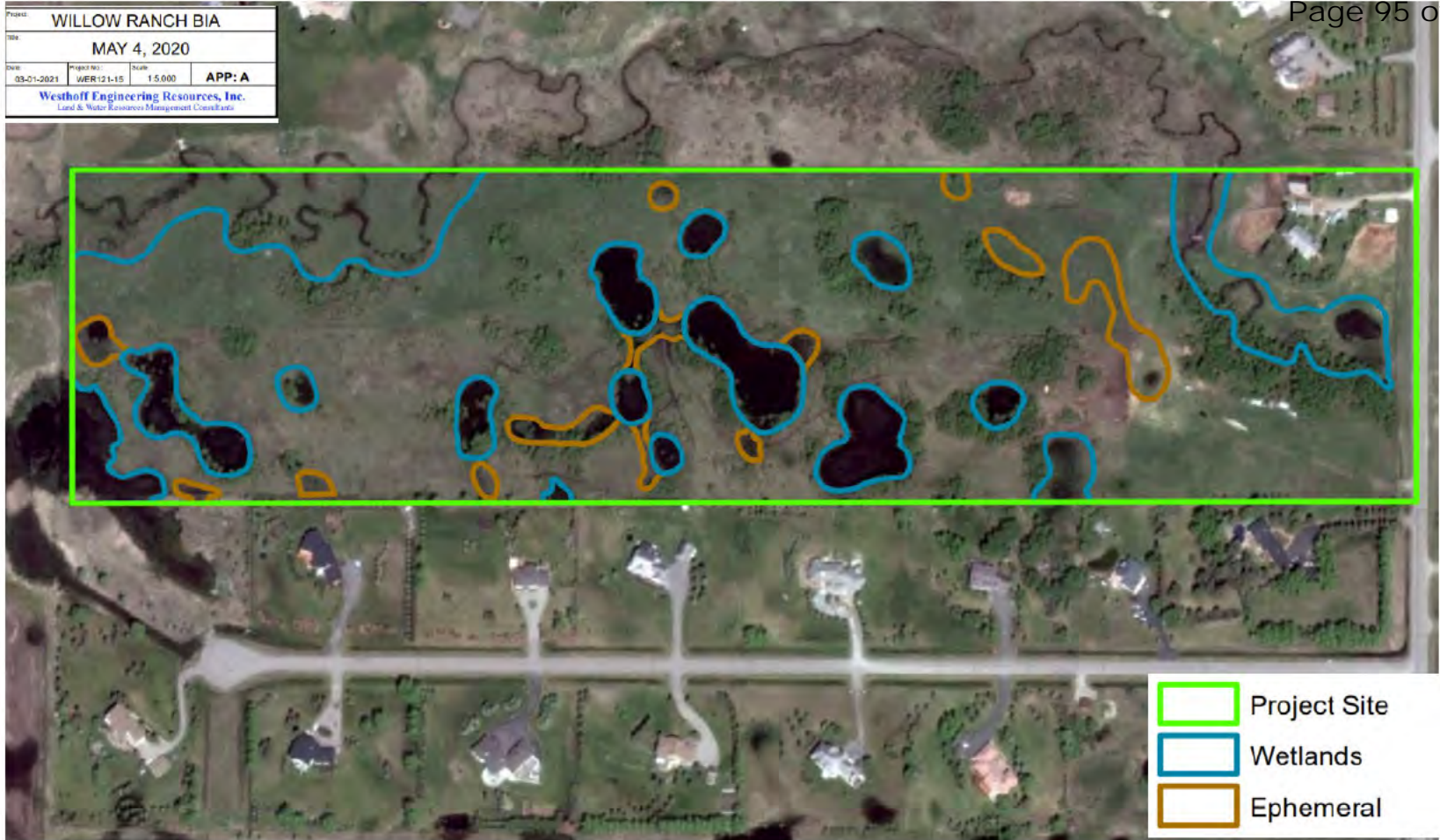
Rob and Lisa Sadownyk

Property Owners and Residences of 38 Westview Estates, Rocky View County

We Are Opposed to the Applications for the Following Reasons:

- **Risk of overland run-off from the new development flowing on to Westview properties, potentially saturating our septic fields and creating standing water in low depressions**
 - *Current Storm Water Management Plan is incomplete and does not accurately account for the flat, poorly drained topography and the impacts on the adjacent lands.*
 - *Studies were conducted during an extremely dry spring and summer- not indicative of normal conditions or extremely wet conditions.*
 - *Need a drainage study which incorporates adjacent properties.*
- **Lack of engagement with the community**
 - *Through the consultation process, our concerns have not been adequately addressed, requests for additional information have not been fulfilled and there have been no significant changes to the proposal based on community input.*
 - *Many of the homeowners in Westview have a long history in the neighborhood and can offer a practical perspective about the area. We have not been listened to.*
- **Traffic Safety**
 - *Traffic study flawed and incomplete by not suggesting other road access points based on safety concerns of the proposed access off Range Road 33.*

Project: WILLOW RANCH BIA			
Date: MAY 4, 2020			
Date: 03-01-2021	Project No: WER121-15	Scale: 1:5,000	APP: A
Westhoff Engineering Resources, Inc. Land & Water Resources Management Consultants			



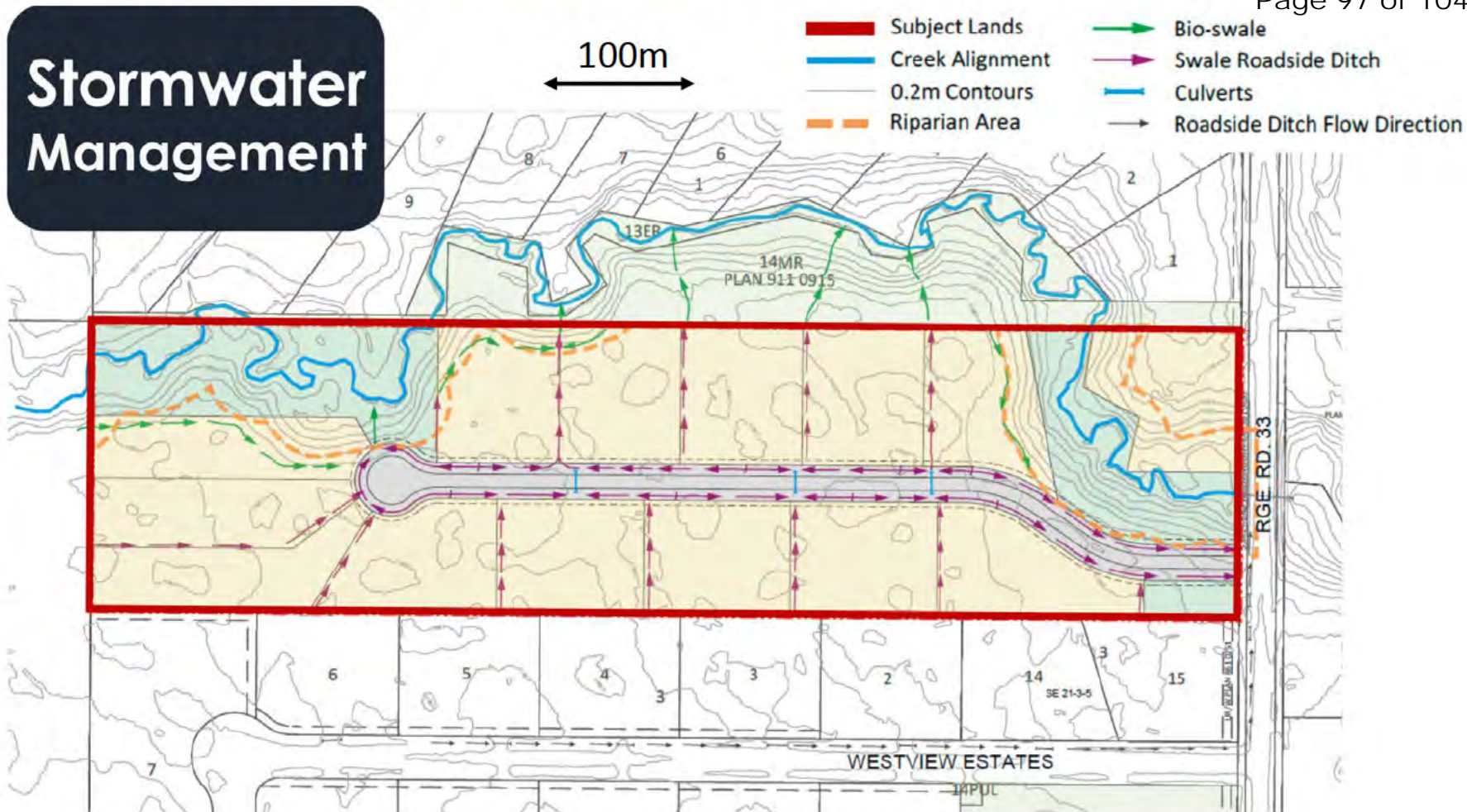
- Given the complex landscape which includes a riparian zone, wetland area and flat, poorly drained topography the re-zonation to R-CRD is too aggressive- **this land is not suited for 2-acre development**

Need to Ensure All Drainage is Routed Towards Springbank Creek

- Run-off and sump water must be diverted away from Westview and not overflow the wetlands.
- Given the topography and geometry of wetlands, new homes in lots 11 - 15 will be situated towards the south end where building sites and septic mounds are tenuously placed between wetlands.
- New building sites need grade and if basements are allowed, there is additional need for fill to build up the basement slab above the water table.
- The net effect will result in potential drainage from both storm run-off and sump water discharge toward the north end of Westview, where septic fields and topographic lows are located.
- In high and even normal rainfall years it is very likely this will result in saturation of our septic fields and additional water collecting in our topographic lows.
- This is exacerbated if wetlands are full due to high snow melt, wetlands will spill onto some of our properties.
- Conceptual scheme has flow northly directed in swale ditches which intersect wetlands along property lines-
- ***We ask: Are these wetlands going to be drained or modified to ensure northerly drainage to Springbank Creek***

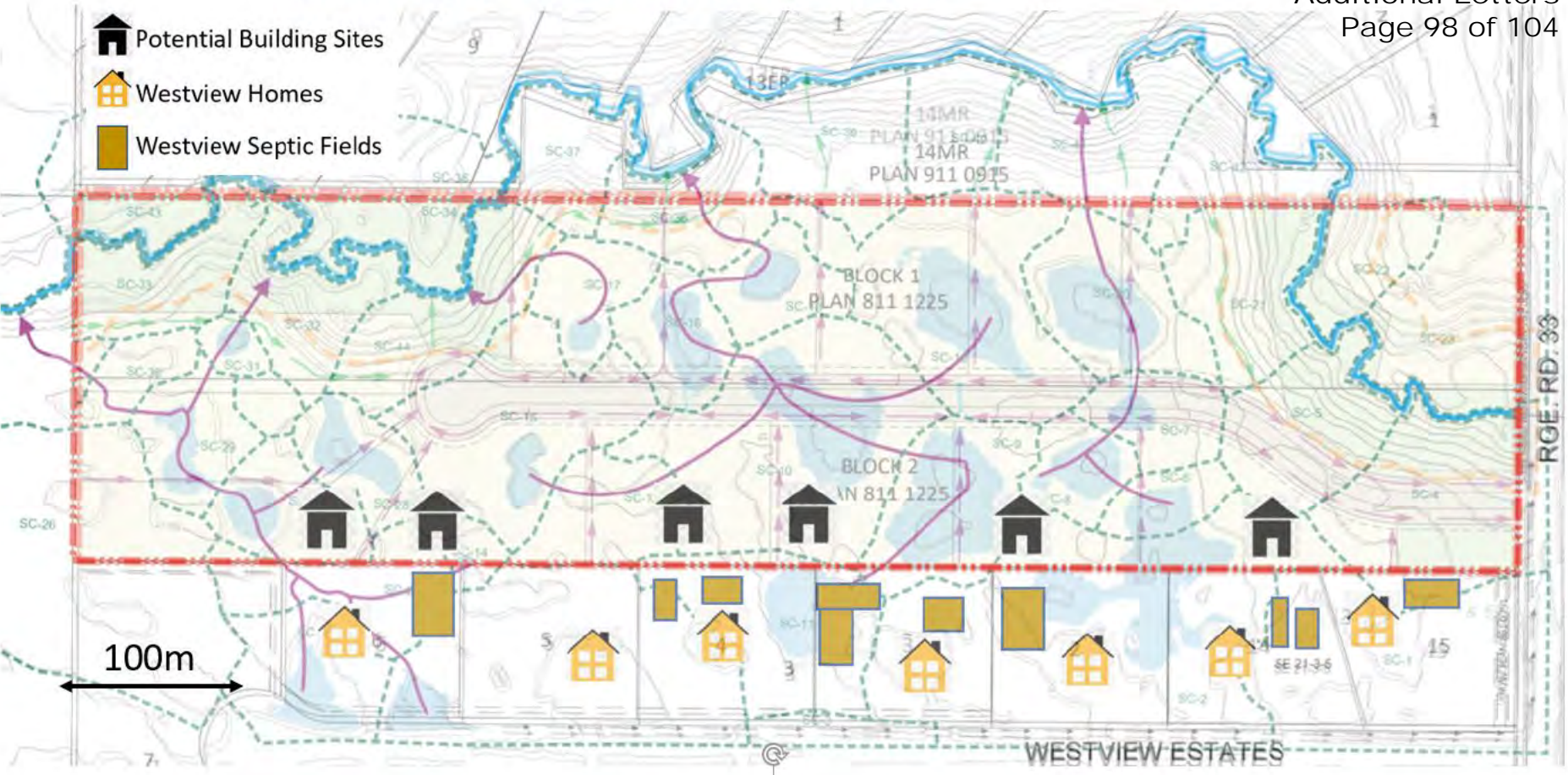
Simplistic View of Stormwater Management

Stormwater Management



- Stormwater Manage Study- very simplistic view of drainage
- Does not deal with wetland intersections, building sites, or septic fields
- Includes detailed drainage strategies on only two lots and these plans are erroneous
- Does not incorporate Westview

What is the Vision of the Wetlands?



- Is the plan to interconnect the wetlands and have drainage outlets to Springbank Creek
- Leaving wetlands intact creates extremely challenging building sites due to high water tables and being surrounded by standing water with very high mosquito counts
- Potential building sites are in close proximity to Westview septic fields
- Westview septic fields have a high saturation risk during heavy rainfall if there is poor lot grading and abundant sump water discharge from the new building sites

Conclusions

- Many of the homeowners in Westview have a long history in the neighborhood and can offer a practical perspective about the area.
- Public engagement process was virtually nonexistent – requests and questions were not followed up on and none of our input was included in the conceptual plan.
- Most of the engineering studies were incomplete and occurred during an extremely dry spring, summer season and do not represent normal or high precipitation years.
- Need to ensure proper northerly drainage away from Westview with a comprehensive drainage and water table study which includes all adjacent lands and includes data from 2005 and 2013 flood years.
- Location of subdivision entrance must be addressed as it is a major safety hazard.
- ***Given the complex landscape which includes a riparian zone, wetland area and flat, poorly drained topography the re-zonation to R-CRD is too aggressive- this land is not suited for 2-acre development.***

Thank you,

Rob Sadownyk P. Geol.

Lisa Sadownyk P. Geol.

38 Westview Estates, Rocky View County

APPENDIX

Introduction

- We are properties owners of 38 Westview Estates noted as lot 2 on the conceptual scheme and borders the proposed development
- We have lived here since 2001. We are in opposition of application numbers: PL20210057: Re-designation from R-RUR (minimum 4-acre lot size) to R-CRD (minimum 2-acre lot size) and PL20210058: Willow Ranch Conceptual Scheme.
- We have participated in the engagement presentations and have reviewed the information and engineering reports provided on the website.
- Through the consultation process, our concerns have not been adequately addressed, requests for additional information have not been fulfilled and there have been no significant changes to the proposals based on community input.
- We reviewed all reports and found many generalizations that do not adequately represent the drainage challenges in the area
- We previously submitted a letter by email to Mr. Cox on June 4, 2021 but never received feedback on that submission
- Our letters ended up in Appendix B of the “What We Heard Report” but no actions were taken
- Many of the homeowners in Westview have a long history in the neighborhood and can offer a practical perspective

Primary Concerns

- Potential for surface run-off from new homes on to the north end of Westview properties, saturating our septic fields and creating standing water in low depressions
- Lack of a comprehensive mapping and drainage study which includes all adjacent lands. The Storm Water Management Plan provided is incomplete and does not accurately account for the flat, poorly drained topography and the impacts on the adjacent lands
- Omission of any data related to the high rainfall years of 2005 and 2013 which clearly show expansion of wetlands and significant rise in the water table
- Clarity on the contradictory relationship between creating adequate drainage and preserving wetlands and existing treed areas in a low impact development scheme
- Building site and septic mound placement do not fully account for the dynamic complexities of high precipitation years and the expansion of wetlands and large volumes of sump water discharge
- Lack of information on basement sump water drainage plan
- Who will ultimately be responsible for maintaining drainage swales when they are modified by erosion, siltation and vegetation and significantly lose their effectiveness
- Engineering studies were performed during an unseasonably dry spring and summer and do not properly reflect normal and unseasonable wet conditions: mosquito and frog counts are not representative, seasonal and yearly water table variations are not accounted for
- Traffic study flawed and incomplete by not suggesting other road access points based on safety concerns of the proposed access off Range Road 33.

From: [Stephen Smith](#)
To: [Legislative Services Shared](#)
Cc: [Logan Cox](#)
Subject: [EXTERNAL] - Rocky View Letter
Date: September 8, 2021 2:30:34 PM
Attachments: [image001.png](#)
[image002.png](#)
[Rocky View Letter Sept 8, 2021.pdf](#)
Importance: High

Do not open links or attachments unless sender and content are known.

September 8, 2021

Stephen Smith
70 West View Estates
Rocky View, AB
T3Z 2S9

By Email to: legislativeservices@rockyview.ca
Cc: by email to: LCox@rockyview.ca

RE: Application Numbers PL20210057 and PL202110058
Plan 811 1225, Blocks 1 and 2; Ptn SE 21-24-03 W5M
Proposed Bylaws C-8202-2021 and C-8202-2021

Dear Sir:

My wife and I own property at 70 West View Estates with our northern property line bordering the south boundary of the proposed Willow Ranch development.

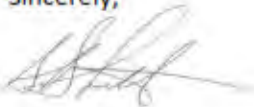
In regards to the above referenced applications submitted to Rocky View County for approval, I would like to share my opinion on two matters.

Firstly, the surface water and drainage plans need to be revisited with respect to more definitive and accurate assessments on drainage of surface water on each lot. In addition, and of primary importance, is the west side drainage plan. This includes the west side of West View Estates and Willow Ranch to address proper drainage to Springbank Creek.

The second issue is around access to the proposed subdivision. There are definite safety concerns relative to the proximity of the Willow Ranch access to the West View entrance and being adjacent to an existing residence access on RR 33. This needs to be changed.

Both of these will be addressed by resident at the meeting in more detail and I support those presenting.

Sincerely,



Stephen D. Smith

